

DOWNTOWN ORANGEVILLE HERITAGE CONSERVATION DISTRICT STUDY



*PREPARED BY:
TOWN OF ORANGEVILLE PLANNING DEPARTMENT
HERITAGE ORANGEVILLE*

MARCH, 2002

Acknowledgements

The Town of Orangeville Planning Department thanks the following individuals and agencies that were helpful in the preparation of this document:

- ❖ Steve Brown, Archivist, Dufferin County Museum & Archives
- ❖ Heritage Orangeville (LACAC) Committee Members
- ❖ Regan Hutcheson, Manager, Heritage Planning, Town of Markham
- ❖ Ted Piggott, past Chair of Orangeville LACAC
- ❖ Wayne Townsend, Director, Dufferin County Museum & Archives

Portions of this document were extracted from *The District Study* for Unionville's Heritage Conservation District.

The *Downtown Orangeville Heritage Conservation District Guidelines*, published under separate cover, are meant to accompany this document.

Additional copies of this document are available from:

Planning Department
Town of Orangeville
87 Broadway
Orangeville, ON L9W 1K1
(519) 941-0440
planning@town.orangeville.on.ca
www.town.orangeville.on.ca

Reproduction of this document is permitted with acknowledgement to the Town of Orangeville.

© Copyright Town of Orangeville, 2002.

Executive Summary

The creation of a heritage conservation district for downtown Orangeville is the next logical step in a process that began more than 10 years ago.

In 1990 the report produced for the Program for Renewal Improvement Development and Economic revitalization (PRIDE) recommended that Council designate downtown Orangeville as a heritage conservation district under the Ontario Heritage Act. This designation would serve to protect the downtown and help maintain it as the primary area for the commercial activity of the town. This report was followed in 1993 by a report produced by the Ontario Association of Architects that made the same recommendation – that the town create a heritage conservation district in order to maintain the sense of history and continuity so clearly evident in their review of the town’s essential elements.

Between 1990 and today the Town of Orangeville has made a number of investments toward the preservation of the historical character of this area. The renovation of the Town Hall in 1994, at a cost of approximately \$4,000,000, clearly illustrated that the administration was committed to staying in the downtown core. Since then, a number of enhancements to Broadway have been made all of which developed the concept of a heritage conservation district by helping to preserve the historical nature of this area. These improvements included: Broadway being reconstructed to its original width of 30 metres with parallel parking; the light standards being replaced with standards much more in keeping with the nineteenth-century buildings; street furnishings, trees and planter boxes were added to the

streetscape; and, more recently, historical street signs were added to this area. The town’s sign by-law also prohibits back-lit signs along Broadway to respect the character of the area. This demonstrates the town’s commitment to the ongoing maintenance and enhancement of the downtown. The costs of these improvements has amounted to over \$7,500,000 to date.

Since 1995, the town has sponsored a façade improvement program for buildings in the Central Business District. Façade improvements approved under this program are eligible for a grant of 50 percent of the cost of the project to a maximum of \$10,000. To date the town has invested \$130,000 and the Business Improvement Area has contributed an additional \$11,000.

The implementation of a Heritage Conservation District designation will ensure that infill projects reflect the character and architectural styles of the district and give special consideration to the height, massing, and setbacks of neighbouring historical buildings.

The result of all these initiatives has resulted in the expansion of economic opportunities in this part of town. The town is rapidly expanding, as the population has grown to over 26,000. Tourism is also on the rise, as witnessed by the success of the Headwaters Festival of the Arts and other initiatives being developed by the Headwaters Tourism group. The Orangeville Opera House offers fine Canadian programming that draws visitors to the downtown shops and restaurants year round now.

Because of its location, its size, the services it provides to surrounding communities and the fact that it is the county seat, Orangeville is the focal point for much of the activity that takes place in Dufferin County. By creating this heritage conservation district, Orangeville will help maintain its downtown as the heart of Headwaters Country and preserve its unique character for future generations.

Table of Contents

Chapter	Page
1. Introduction	
The Heritage Conservation District Study	7
Background of the Study	8
Purpose of the Study	9
Study Area Boundaries	10
2. Creation of a Heritage Conservation District under the <i>Ontario Heritage Act</i>	
What is a Heritage Conservation District?	11
The Purpose of a Heritage Conservation District	11
Implications of a District Designation	12
Defining a Heritage District	12
Boundary Delineation and Approval	12
3. Background	
A Brief History of Orangeville	13
Character of the Study Area	16
4. Downtown Orangeville Heritage Conservation District	
Evaluating the Historical or Architectural Significance of Properties	20
Properties within the Study Area	21
Inventory of Buildings	21
Summary of the Building Inventory	22

5.	Conclusions	25
6.	Recommendations	26
7.	Property Inventories	27
8.	Bibliography	106

Schedule A – Boundaries of Downtown Orangeville Heritage Conservation District

Chapter 1.

Introduction

The Heritage Conservation District Study

“... it is the duty of governments to ensure the protection and the preservation of the cultural heritage of mankind, as much as to promote social and economic development.”

The Venice Charter, 1962, signed by member countries of the United Nations

Heritage is an important element of Orangeville's downtown which, in turn, helps define the character of the community as a whole. Broadway, between Third Street and Faulkner Street, is home to a wealth of historical buildings of consistent vintage, materials, colours, massing and style. Securing a Heritage Conservation District (HCD) designation has the potential to provide many opportunities for beneficial social and economic influences associated with the designation, such as: improved business opportunities, broadened job markets, enhanced community pride, increased real market value and may help to promote Orangeville as a tourist destination. The best known and most popular examples of Ontario HCDs are Niagara-on-the-Lake, Unionville, Stratford, Port Hope and Goderich.

Part V of the Ontario Heritage Act provides the necessary tools for municipalities wishing to preserve areas of this nature. If obtained, the HCD designation will provide the town with the ability to protect this district from changes that could erode the

character and continuity of the downtown while at the same time promoting healthy changes that will improve it. The designation would provide Council with the ability to promote and approve sympathetic alterations to buildings within the district and, more importantly, provide property owners with guidelines for improvements that would keep the historical character of the area consistent and vibrant.

The Ministry of Citizenship, Culture and Recreation (MCCR) Guidelines for obtaining an HCD designation recommend that the municipality prepare an HCD study. The study identifies the significance of the district and identifies why specific areas are worthy of preservation. This information is essential if the Town is challenged on the inclusion or exclusion of specific properties from the HCD.

While the study is not a statutory requirement, the background information that such an analysis provides will prove useful when appearing before the Ontario Municipal Board (OMB), the final approval authority. Furthermore, this study, with its detailed building inventory and accompanying guidelines will not only help to guide future enhancements that the municipality is planning but will also help to evaluate future changes requested by property owners within the district.

Background of the Study

The Ontario Heritage Act requires that before designating a Heritage Conservation District by by-law, a municipality must have provisions in its Official Plan that relate to the establishment of heritage districts within the municipality. The Town's Official Plan, adopted by Council in 1985 and approved by the Ministry of Municipal Affairs in 1987, contains specific policies dealing with heritage resources within the Town. Appropriate policies are currently in place in Subsection D4.3.3 of the Plan to warrant the study of an area as a potential HCD. Subsection D4.3.3 reads as follows:

“The Ontario Heritage Act may be implemented to conserve, protect and enhance the heritage of the community through the designation of individual properties and areas of architectural and historical significance.”

In 1990 the *Downtown Orangeville Community Improvement Plan* was prepared under the Provincial Government's Program for Renewal Improvement Development and Economic revitalization (PRIDE) by Long Associates Consulting Limited, Stephan Bolliger Associates Ltd. and G.A. Whatmough, Architect. The resulting report provided an assessment and a variety of long-term recommendations for the maintenance of Downtown Orangeville as the main focus of commercial, office and institutional activity in the Town. The report recommended that Council consider designating Downtown Orangeville as an HCD as a means to enable the Town to “...*maintain a more appropriate level of control over the important Downtown character.*” The report also recommended that the treatment of new building design within the area should be sensitive to the maximum historic scale of “...*three full storeys of commercial and residential units and underground parking.*”

In 1993 the Ontario Association of Architects (OAA) initiated a report on the Town of Orangeville under the former Community Assist for an Urban Study Effort (CAUSE) program. This program was developed by the OAA to provide assistance to Ontario municipalities that wished to preserve and enhance the quality of life within their community. The program was completely voluntary by the professionals and university groups that participated. The CAUSE program responded to requests from municipalities to study and make recommendations to address problems facing that particular community.

The CAUSE team examined the conditions of Orangeville and its environs including a review of the Town's history, its current physical building stock, its planning directives, its economic, lifestyle and cultural activities, regional influences and the interests of its citizens in the community. Their conclusions stated that Orangeville has all the essential elements necessary to remain intact and flourish. As a result of their review, the CAUSE team provided a number of key objectives and directions for the Town to pursue. One of the key directions suggested was to maintain a sense of history and continuity for the central core area by creating a heritage conservation district under the Ontario Heritage Act.

On February 28, 2000, the Town hosted a public forum on issues pertaining to the Downtown area of Orangeville. The purpose of this public presentation was to introduce and discuss issues related to the vitality of the Downtown and the challenges facing this area. The concept of pursuing an HCD designation for the downtown area was introduced and well received by the public in attendance. The keynote presenter was Mr. Regan Hutcheson, the

Town of Markham's Manager of Heritage Planning. He brought to the forum his experience in pursuing the Heritage Conservation District Designations for the Town of Markham and presented the benefits and shortcomings of obtaining such a designation.

On May 15, 2000, Council received a Planning Report dated May 11, 2000, regarding the steps associated with pursuing a Heritage District Designation for the Downtown and directed Staff to begin the process. On June 6, 2000, Planning Staff met with the Orangeville LACAC and formulated a boundary to be considered as a study area.

On July 10, 2000, Council received a Planning Report dated July 7, 2000, pertaining to the definition of an HCD study area and enacted By-law 76-2000 thereby designating the Heritage Conservation District Study Area that is the subject of this study (see Schedule "A").

Since that time, the Town's Planning Department has consulted with Heritage Orangeville (formerly LACAC) and the Dufferin County Museum & Archives to gather the necessary information for this report.

Purpose of the Study

The overall goal of the Downtown Orangeville Heritage Conservation District Study is to analyse the current conditions within the study area and to formulate a recommended boundary for a HCD.

The focus of this study is to:

- ❖ Examine the buildings, streetscape and open spaces within the study area and to determine if, as a whole, they represent a collective asset to the community and possess a special character or association that distinguish them from the surrounding areas.
- ❖ Establish a district boundary that encompasses the special character identified through this Study.
- ❖ Prepare guidelines and criteria to ensure that the area's buildings, streetscape and open spaces are conserved, enhanced or physically altered in an appropriate manner.
- ❖ Encourage the participation and input of local residents and property owners in this Study, thereby bringing to light the significance of the heritage resource, as it exists, and the importance of its preservation.

Study Area Boundaries for the District

The Downtown Orangeville Heritage Conservation District Study Area is focused on Broadway between Third Street in the east and Faulkner Street in the west and encompasses buildings that front or flank onto Broadway including one property fronting onto Armstrong Street and two properties fronting onto First Street (see Schedule “A”). The study area boundaries were established by By-law 76-2000, enacted by Council on July 10, 2000. This boundary represents the study area only and, following a review of every property and discussions with local businesses, residents and Heritage Orangeville, an appropriate district boundary will be recommended for Council’s consideration as part of this study.



Heritage Conservation District Study Area (By-law 76-2000)

Chapter 2.

Creation of a Heritage Conservation District under the *Ontario Heritage Act*

What is a Heritage Conservation District?

While a Heritage Conservation District is not specifically defined by the Ontario Heritage Act, it can be described as:

- ❖ A collection of buildings, streets and open spaces that, as a whole, are of special historical and/or architectural significance to the community.
- ❖ Individual elements that combine to present a sense of cohesiveness or of place.
- ❖ A place of special character or association with an integrity of its own that distinguishes it from other areas of the community.

It is not the intention of a Heritage Conservation District to create a static place where change is prohibited or where the neighbourhood is “frozen in time”. Rather, the purpose is to guide change so that it contributes to, and does not detract from, the respective district’s unique character. It should still function as an integral part of the community. That way, the district may still be vibrant and attractive to new businesses and thereby work to help strengthen the commercial value of the buildings within that area.

A district may have architectural, historic, scenic or archaeological aspects worth preserving but, above all, a district has a special character or association that distinguishes it from surrounding areas.

The Purpose of a Heritage Conservation District

Part V of the Ontario Heritage Act plays an important role in helping municipalities protect the rich heritage of buildings and areas within their borders. Part V enables a municipal council to designate the whole or any part of the municipality as an HCD. The existence of this designation then allows Town Council to control change and development within the district in a way that protects and enhances the character of that area. The approval of a permit application by Town Council would be required before a landowner within the designated area could make changes to the façade or to the character and quality of his/her building. Rules governing appropriate changes to buildings within this area will be specified in the HCD District Guidelines that that are meant to accompany this study. These guidelines will ensure that the proposed changes not only enhance the built environment but also reduce adverse effects on other buildings within the district.

Any individual building presently designated under the Ontario Heritage Act must either be excluded from the district or the by-law designating the building must be repealed when the district by-law is passed. The Ontario Heritage Act does not permit a

building to be designated both individually, under Part IV of the Act, and as part of a district, under Part V of the Act.

Implications of a District Designation

The existence of the designation would allow Council to control change and development within the district in a way that protects and enhances the character of that area. Typically, the types of projects requiring a heritage permit include but are not limited to the following: structural repair that affects the external appearance, new or different cladding materials (wall or roof treatment) and changes to architectural decorations, including a change of paint colour. Projects not typically requiring a Heritage Permit include: any interior work, unless it affects the external appearance, and, external repairs that are not readily visible from the street. To streamline the process and help encourage historical building restoration, many municipalities do not charge an application fee for heritage permits within a designated Heritage Conservation District.

Defining a Heritage District

The Ministry of Citizenship, Culture and Recreation Guidelines recommend that the municipality undertake the preparation of a HCD study prior to pursuing a district designation. This study will review the characteristics and features of all buildings and properties within the area and classify them into an appropriate category of preservation. This classification scheme will examine the area's historical development and context, architecture and other built features and determine the importance of preserving the elements of the respective buildings while allowing flexibility

for those buildings and properties not of prominent historical or architectural significance.

Boundary Delineation and Approval

The Downtown Orangeville Heritage Conservation District Study Area is focused on the oldest portion of Broadway in Orangeville's Central Business District. Once the individual properties within the study area are evaluated, a final boundary of the district can be established. In determining the boundary, the district will identify a cohesive area with shared characteristics.

Once the boundary of the district and the properties that are to be included therein have been determined, a public open house will be held to present the findings and solicit comments. After that, a report will be presented to Council with a recommendation regarding a final proposed boundary for the district. If the recommendation is to approve the HCD, a by-law will be presented to Council for consideration, the enactment of which will establish the district. If enacted by Council, the by-law and the district study will then be forwarded to the OMB for final approval. After holding a public hearing, the OMB can approve the district designation.

Chapter 3.

Background

To appreciate this district and some of the reasons for recommending the creation of an HCD, an understanding of the district's early history and its architecture is necessary.

A Brief History of Orangeville

The history of Orangeville as it can be traced from newspapers, assessment records, photographs, and census, church, and cemetery records is one of early settlement that began in the 1830s, of steady growth to incorporation in 1863, and of economic expansion through the 1870s and 1880s. All this development culminated in the town's being named the county seat for the newly incorporated County of Dufferin in 1881. Today much of this early history can still be seen in the section of Broadway being proposed as downtown Orangeville's Heritage Conservation District. The Town Hall, Fire Hall, Jackson Block, Sun Office, Ketchum Block, Fead Block, Greystones, and Public Library, all have stories to tell - about the founders, their interests, and the town they built.

The Early Settlers

One of the earliest settlers we can identify is John Corbit, who acquired land in the Brown's Farm area in 1829. Here Spring Brook, a tributary of the Credit River, provided water for these settlers and the power for several mills located downstream. In

1833, Seneca Ketchum bought 200 acres on the north side of what would become Broadway creating a settlement on Purple Hill. Four years later George Grigg bought 100 acres on the south side and by 1844, when Orange Lawrence and his wife, Sarah, arrived from Connecticut, a well-established community called Grigg's Mill had taken root beside Mill Creek (Mill Creek and Spring Brook were one and the same tributary of the Credit River.).

Orange Lawrence was just the type of settler this developing community needed as he was very much the entrepreneur. On his arrival he acquired some 300 acres. He laid out the southeast part of town, bought Grigg's Mill, opened a general store and a tavern, and built a second mill. He also founded the first school in Orangeville, and it was he who became the village's first postmaster in 1847. So strong was the mark he left on this community that everyone agreed Orangeville was a most appropriate name.

Immigrants from Ulster as well as other parts of the British Isles and Canada West continued to arrive throughout the 1840s and 1850s. Some established successful mixed farms much like the farms they had left behind. Others settled in the villages and became the landowners, merchants, and tradesmen who prompted the demand for improved services, especially transportation routes.

The Arrival of the Railways

By the 1860s it was clear that the residents of Orangeville needed a dependable means of overland transportation to deliver and

receive goods to and from the supply centres to the south. At the time, Mono Road, Centre Road, and Trafalgar Road were the only overland routes south. The Toronto to Owen Sound Road had opened in 1848, but travelling any of these gravel roads by horse and wagon would have been extraordinarily difficult for much of the year. If anything, winter was the season when most goods were transported by sleigh over frozen roads.

In 1864, after the village of Orangeville had been incorporated, the merchants and business leaders began the process of promoting a tramway that would connect them with the Grand Trunk Railway that ran between Toronto and Guelph. As the result of the efforts of the town fathers, men such as Jesse Ketchum Jr., Samuel and Robert McKittrick, Johnston Lindsey, Thomas Jull, John Foley, and Dr. William Armstrong, work began on this enterprise in 1868. This was the same year that the Toronto, Grey, & Bruce Railway (TG&B) proposed a narrow gauge line that would run from Toronto to Owen Sound and pass through Orangeville, which by then had become the most important town along this route.

The tramway was set aside in favour of the TG&B Railway, and in April 1871 the first train arrived in Orangeville with a full complement of dignitaries, all celebrating “the opening of an epoch in the history of the town.” Regular service began in September of the same year and by 1873 there were 117 miles of railway line between Weston and Owen Sound. When this railway and the Credit Valley Railway became part of Canadian Pacific Railways in 1883, Orangeville became an essential part of the line to Owen Sound. It was the divisional point on the main line as well as the starting point for several branch lines to places such as Fergus, Elora, and Mount Forest. An interesting

footnote here is the fact that passenger service to Orangeville ended in 1971, exactly 100 years after it began.

The Town Develops

Within six months of the railway’s opening, Orangeville was shipping out as many as 16 loads of grain a day as well as timber, lumber, and fence rails. Its grain warehouses sometimes stored as much as a 100,000 bushels of wheat. At this same time, Orangeville had eleven hotels, three newspapers, a market twice a week, six churches and handsome multi-storey buildings built of brick began to appear on the main street. The 1871 census tells us that the population had risen to approximately 1400, doubling in less than ten years. By 1875 there was a foundry, three planing mills, two saw mills, a tannery, a carding mill, several carriage and wagon manufacturers, and a successful pottery enterprise all in operation within the town. The merchants on Broadway consisted of four grocers, three hardware merchants, two drugstores, three watchmakers, three bakeries, and three establishments providing boots and shoes.

It was the foresight of Orange Lawrence and Jesse Ketchum that large sections of land on either side of the main street had been laid out for both commercial and residential building lots. At the request of Orange Lawrence, Chisholm Miller had surveyed the first business area in this growing community on the south side of Broadway east John Street in 1851. In 1856, after he purchased the lands north of Broadway and east to Purple Hill from his uncle, Jesse Ketchum had a commercial and residential subdivision laid out by Charles J. Wheelock, the town’s first civil engineer. Ketchum’s plan was based on plans being developed

for lower Manhattan Island and established a regular grid pattern for the streets from First to Fourth Streets and north to Third Avenue, with a wide and inviting main street called Broadway. This 30-metre (100-foot) avenue was certainly not typical of Ontario towns of the time and has proven to be a unique characteristic of the town over the years.

Ketchum's plan was in distinct contrast to the existing development that lay south of Broadway. There a more organic pattern had evolved along the banks of Mill Creek. At that time, however, there were businesses established on both sides of Broadway, and very rapidly this broad main street became the heart of the town. Joseph Patullo and Maitland McCarthy both opened law practices on Broadway in the early 1860s. The year 1875 saw the construction of the Town Hall, a clear measure of the kind of growth the town was experiencing. As Orangeville and surrounding areas grew, the rest of the new country of Canada was experiencing a serious economic downturn.

In 1878 construction of a seventh church had begun, and in 1881 the population had doubled once again. By the 1880s the coffin factory was also producing steam-generated electricity for four streetlights on Broadway. In 1887 the first telephone exchange was established, and by November 1889, it listed 69 subscribers including many of the businesses along Broadway. At the same time as the business centre flourished, so too did the residential areas thrive. Housing was needed for the many newcomers and for the railway workers who were moving to Orangeville as railway service expanded. Of houses built before 1920, for every one built after 1900, six were built before the turn of the century. People wanted to live in Orangeville.

By the end of the century, 40 of the early buildings we can still see today had been constructed. The architecture varied though much of it was based on the Italianate architectural style. At this time, however, we also begin to see the town's development slow down. Of the original structures still on Broadway, only five were built between 1900 and 1925. By 1901 the population of Dufferin County had begun to decline; 1000 fewer people by 1901 and 4000 fewer by 1911. This population decline in the surrounding areas meant a decreased demand for the services of Orangeville.

There are several reasons for this reduction in the population. By the end of the nineteenth century there was very little crown land left in Dufferin County. This meant that the children of the early settlers had to move out of the area if they wanted to continue to farming. In addition, in many places the soil had deteriorated. For the most part the soils in this area were quite light and as the forests were destroyed, heavy erosion began to occur and water tables began to drop. Farming in certain sections became more and more marginal and in response to the Canadian Pacific Railway's promotion of western lands, people began to move on. As water tables dropped, water-powered enterprises either invested in new equipment or went out of business.

In recent years, however, Orangeville has experienced enormous growth and regeneration. Today the population is approximately 26,000. Much of this growth is as a result of the town being a bedroom community for the greater Toronto area. Population growth has meant commercial growth, but today the majority of businesses that serve the community tend to be located in shopping centers, easily accessible by car.

The old town of Orangeville though is still very much alive. Some of the buildings on Broadway have been demolished, others have been renovated, while still others remain much as they were when they were built 120 years ago. The remnants of the early days of a prosperous, successful county town are still there for everyone to study and consider.

Character of the Study Area

The portion of Broadway currently under consideration by this study has a wealth of historic buildings that are of similar character, age, massing and architectural style. At present, the growth that the Town is experiencing is placing pressure on the fabric of the downtown area. The high quality of life, variety of lots sizes, mature landscaping and vibrant downtown core are attracting many people and, with them, infill development and redevelopments into the area. The HCD Study Area encompasses the historical commercial buildings of the town's downtown core.

Most of the buildings within the HCD study area date from the latter part of the 19th century and the early part of the 20th. The study area comprises primarily commercial buildings with residential apartments on the upper floors. Despite a number of building renovations and conversions along Broadway, the remaining façades are still remarkably consistent, well-preserved and of high quality, forming a continuous streetscape wall along Broadway. As part of the Broadway upgrade initiative, interlocking brick sidewalks, traditional street lamps and street trees were installed in 1991. The recent addition of historical

street signs has continued the Town's commitment to the historic character of downtown.



Broadway streetscape, north side

The architectural styles within the study area include: Italianate (1850-1900), Georgian (1790-1875), Gothic Revival (1830-1900), Second Empire (1860-1900) and Edwardian Classicism (1900-1930).

The most common architectural style in the study area is Italianate. This style of architecture began in England in the early 1800s as a revival of the dignified architectural forms of the Italian Renaissance and specifically of the Italian country villas of that period. Typical features of the style include the prolific use of brackets under the eaves, low-pitched hip-roofs, contrasting materials, repetition of decoration, brick quoining and round-headed windows. An excellent example of the Italianate style is the Town Hall at 87 Broadway.



Town Hall, 87 Broadway, an example of the Italianate style

The Georgian style was named for the first of four King Georges, whose reigns coincided with the style's period of popularity. The most apparent feature is the plain, well-proportioned design with balanced facades. All Georgian style buildings have three to five

rectangular openings with centre doors. The roofs tend to be medium-pitched. The simplicity of design lent itself to a popular design for worker's cottages. This style was used in the construction of the building at 63 Broadway.



Greystones Inn, 63 Broadway, an example of the Georgian style

The Gothic Revival style began in England in 1749 when Sir Horace Walpole began to remodel his country house in the medieval style. Over the next 150 years the style became very popular and the most widely recognised style of the Victorian era. Typical features of the style include steeply pitched roofs, pointed arched windows, decorative siding and brickwork, barge boards and finials. In Ontario, this style was commonly used in churches and centre-gable farmhouses. This style was used in the former Canada Post building at 216 Broadway, since demolished, and impressions of this style can be seen in the CIBC building at 2 First Street.



CIBC, 2 First Street, modern impressions of the Gothic Revival style

The Second Empire style derives from the official style in France and its colonies during the reign of Napoleon III. The most prominent feature of this style is the mansard roof, developed by 19th century French architect François Mansard. Other features include, a frequent use of bay windows, iron cresting and round-headed windows. Decorative elements also used in Second Empire buildings include bell cast verandas, brackets and the repetition of ornate details. This style was particularly popular for use in hotels of the period because it permitted the use of a full upper storey of attic space. An example of this style is the two-and-a-half storey building at 135-139 Broadway.



135-139 Broadway, an example of the Second Empire style

The Edwardian Classicism style developed as a reaction to the increasingly complex architectural styles of the late Victorian era and became prevalent in the early 1900s. The simple but formal composition of the Classicism building included balanced façades, simplified gable and pyramidal roofs, large dormers, classical ornamentation and heavy-columned verandas with classical columns and brick piers. An excellent example of the style is the former Royal Bank building (currently the library) at 144 Broadway.



Former Royal Bank building, 144 Broadway, an example of Beaux-Arts Classicism

Chapter 4.

Downtown Orangeville Heritage Conservation District

Evaluating the Historical or Architectural Significance of Properties

For the purposes of evaluating buildings and properties within the Downtown Orangeville Heritage Conservation District study area, a rating scale was developed by which to classify them. Before assigning the rating to each structure, the following evaluation criteria will be applied:

- ❖ *Architecture:* is the architecture notable, unique or in excellent condition?
- ❖ *Historical Significance:* was the building or site the location of a historically significant event or the home or business of a figure of particular significance to Orangeville's history?
- ❖ *Continuity:* does the building or structure contribute to the continuity or character of the streetscape or area?
- ❖ *Landmark:* is the building or structure a particularly important visual landmark?

- ❖ *Improvements:* is the façade suited to changes more in-keeping with the historical style? Or, has the building suffered too many negative alterations to materials and design features?

Once the evaluations had taken place the following rating scale was applied to each building:

Buildings and properties categorized under **Classification A** (☆☆☆) are those that are the most important historically or architecturally significant in the district. The quality of the buildings in this category is excellent. The retention of these buildings and properties in their historical form is fundamental to meeting the objectives of heritage preservation in the Downtown. Improvements to the façades of buildings in this classification to which past alterations have changed the historic characteristics of the respective street elevation will be supported and encouraged.

Classification B (☆☆) buildings and properties contribute to the overall character and aesthetic of the district and form an integral part of the community. Even though the architectural or historical significance of the some of the buildings or properties in this category may not be readily apparent, the vintage, building materials, scale or massing contribute to the overall streetscape of the district. The quality of the historical buildings in this category is good and new buildings in this category have respected the historical character of the area in their massing, materials or styles.

Classification C (★) buildings are generally of recent vintage and have little in common with historical or architectural elements found elsewhere within the district. Historical buildings in this category have been significantly altered from their original design or the quality of the building is in fair to poor condition. New development and building alterations must be complementary and sympathetic to adjacent properties and must not aggravate the apparent disparities. Vacant lands in this category may hold little historical significance but any new development must be complementary and sympathetic to adjacent properties and the historical fabric of the area.

Properties Within the Study Area

The following section lists all buildings and properties within the HCD Study Area by their current street address. The heading of each identifies the address and the year of original construction. The use of the symbol “c.” before a construction date identifies that the date is estimated. Following the construction date will be the classification of the building/property as set out above. The property descriptions themselves include a current or historical photograph, where available, and a brief description of the historical and architectural characteristics of each. The final paragraph in each description is a summary of the classification of the respective building or property and how the rating was determined. An inventory summary of all the buildings and properties within the study area is included as part of this document under the section “Property Inventory”.

Inventory of Buildings

The following table provides a complete listing of all the buildings in the proposed heritage conservation district. For a complete description of each building’s origins, history and architecture, please refer to the appropriate page in the following section of the document. You will note that five buildings in the list are marked with an asterisk. These buildings are already designated under Part IV of the Ontario Heritage Act and will not be part of the final district area. They are included here because they are part of the inventory of buildings that makes up the nineteenth-century streetscape that is Broadway.

The list comprises 72 properties of which 16 are designated Class “A”, 30 are Class “B”, 20 are Class “C”, four are vacant lots and two are residential buildings and are not included in the analysis.

The buildings listed here in the A and B categories both contribute to the historic character of the district. To make the distinction between A and B buildings, historic associations, the amount of original material still visible, and the suitability of any alterations that have taken place were all considered.

Address and Business Name	Original Date	Architecture	Category	Page Reference
63 Broadway – Greystones Inn	1860	Georgian	A	27
65 Broadway – Honey’s Café	1924	Edwardian Classicism	B	29
67 Broadway – Centipede	1918	Gothic Revival	A	30
69 Broadway – vacant lot	—	—	—	
71 Broadway	1978	Modern	C	31
75 Broadway – Foley House	1893	Second Empire	A	34
77 Broadway	1978	Modern	C	35
79 Broadway – Playfair Dental Clinic	1964	Modern	B	36
81/83 Broadway	1884	Italianate	B	38
85 Broadway – Variety store	1932	Modern	C	40
87 Broadway – Town Hall*	1875	Italianate	A	41
89 Broadway – TD Bank	1974	Modern	C	43
107/111 Broadway – Offices & Restaurant	1876	Georgian/Italianate	A	50
113/115 Broadway – Sun Office	1874	Italianate	A	52
117/123 Broadway – McKim Block	1885	Italianate	A	54
125 Broadway – McKim Block	1881	Italianate	A	56
127 Broadway	1882	Italianate	B	57
131 Broadway – Mr Sub	1878	Italianate	B	58
133/139 Broadway	1880	Second Empire	B	60
143 Broadway	1886		C	62
145/147 Broadway	1878	Italianate	B	66
149/151 Broadway	1878	Italianate	B	69
153 Broadway – Sproules Drugstore*	1876	Italianate	A	70
155 Broadway	1873	Italianate	B	72
159 Broadway	1873	Italianate	B	72
163/165 Broadway	1873	Italianate	B	72
167/169 Broadway	1878	Italianate	B	77
171/175 Broadway – Winchester Arms	1875	Italianate	B	78
177 Broadway	1876	Italianate	B	81
181/183 Broadway	1878	Italianate	B	81

Address and Business Name	Original Date	Architecture	Category	Page Reference
185 Broadway	1876	Italianate	B	84
189/193 Broadway – Ketchum Block	1881	Italianate	A	85
199 Broadway	1950	Modern	C	87
205 Broadway – Fead Block	1875	Italianate	B	91
207 Broadway	1972	Modern	C	92
211 Broadway	1958	Modern	C	93
219 Broadway – Uptown Theatre	1927	1920s Comm. Vernacular	B	97
221/229 Broadway – Clover Farm	1948	Modern	C	98
235 Broadway	1970	Modern	C	101
237 Broadway	1890	Italianate	N/A	102
239 Broadway	1890	Queen Anne	N/A	103
2 First Street – CIBC	1983	Modern	C	89
10-14 First Street – American Hotel	1882		B	90
64/72 Broadway – Wellington Buildings	1858	Georgian	B	28
74/78 Broadway – Lennox’s Hotel	1871	Vernacular Cottage	B	32
78 Broadway – Just Off Broadway *	1871	Vernacular Cottage	A	32
80 Broadway	1877	Vernacular Cottage	B	37
82 Broadway – The Mad Hatter, gallery	1873	Italianate	B	39
86 Broadway – vacant lot	—	—	—	
90 Broadway	1890	Italianate	C	44
94 Broadway	1900	Italianate	C	45
96/98 Broadway	1880	Georgian	C	46
100 Broadway – The Bluebird	1872	Georgian	B	47
102/108 Broadway	1880	Georgian	C	49
112 Broadway – vacant lot	—	—	—	
114 Broadway	1990	Modern	B	53
116/120 Broadway – vacant lot	—	—	—	
138 Broadway – Royal Bank	1980	Modern	C	61

Address and Business Name	Original Date	Architecture	Category	Page Reference
144 Broadway – Library *	1903/06	Beaux-Arts Classicism	A	64
148/154 Broadway – Jackson Block	1875	Italianate	A	67
158 Broadway	1956	Modern	C	74
162 Broadway – Chappel Building	1890	Italianate	C	75
166/168 Broadway	1871	Italianate	B	76
172 Broadway	1871	Italianate	B	76
174/176 Broadway	1862	Georgian	B	80
180/184 Broadway	1890	Italianate	B	83
190/210 Broadway – Town Centre	2000	Modern	B	88
214 Broadway – Monument Works	1894	Commercial Vernacular	B	94
216 Broadway – Post Office	1963	Modern	C	95
218 Broadway	1974	Modern	C	96
224 Broadway – Fire Hall	1891	Italianate	A	99
35 Armstrong Street – Railway Station	1907	Railway	A	104

* Individually designated properties under Part IV of the Ontario Heritage Act

Chapter 5.

Conclusions

All properties within the Study Area have been evaluated. Individual property evaluations were conducted and rated during the process of the completion of this study and the results are shown in the property inventory of this study. A summary of the individual building classifications is shown on the inventory summary on Page 22.

Given the wealth of historical buildings and their generally excellent condition, a Heritage Conservation District (HCD) should be designated in Orangeville's downtown, encompassing essentially the entire study area. There are some buildings that should be excluded, however, given that they are already designated under Part IV of the Ontario Heritage Act. A Part IV designation provides stricter controls on alterations to these buildings and should be retained. Since a building cannot be designated under both Parts IV and V of the Act, the recommended HCD should exclude those buildings that are individually designated.

Other properties that have not been included in the recommended district are either of a residential nature and do not share the common characteristic of being historical commercial buildings with the other buildings of the area, or are not historical in nature and are on the edge of the recommended district. These buildings, in particular, are in the westerly portion of the study area. The attached map in Appendix I illustrates the recommended extent of the Downtown Orangeville Heritage Conservation District. The boundary of this area was determined based on the individual property evaluations of this study.

Chapter 6.

Recommendations

The results of the study indicate that the buildings in Orangeville's downtown are generally in good to excellent condition and many form contiguous groups of buildings within the study area that share a common age and characteristics. A Heritage Conservation District (HCD) designation should be implemented to protect this area. New construction or building alterations should reflect the typical historical architectural style of the district with special consideration made for height, massing, setbacks and design of nearby heritage buildings.

To complement and support this designation, a heritage permit system should be implemented. This would require that an application be submitted for any proposed alterations to the exterior façade of any building within the district. The town's Planning Department will process the application and make a recommendation to Council for consideration. When considering the appropriateness of a proposal, consultation between the Planning Department, Heritage Orangeville and the applicant will be based on the Downtown Orangeville Heritage Conservation District Guidelines publication on maintaining, restoring and constructing buildings within the downtown Orangeville Heritage Conservation District. There should be no application fees associated with this application process. The imposition of an application fee may discourage property owners from making necessary or desirable building renovations within the district.

Public awareness of the new HCD is essential for its promotion. Signage that identifies historical facts and historical street signs will not only promote the heritage character of the area but also

may encourage property owners within the district to renovate or upgrade their buildings. Any new signs should be sensitive to the historical nature of the area, i.e. back lit signs should continue to be prohibited and signs should be of a solid construction and of materials that respect the historical character of the buildings (sandblasted wood or metal).

The town, in making improvements to the Broadway streetscape, should be promoting street furniture that is sensitive to the historical nature of the area as well. Advertising benches should be prohibited and wooden and cast iron ones should be used.

The town's successful Façade Improvement Program should continue as a tool to encourage local property owners to restore or upgrade their façades. The designation of the downtown as an HCD compliments this program. With this designation, participants in the program will require the approval of a heritage permit by Council prior to being approved for a grant.

63 Broadway, Greystones Inn (Graham’s Tavern) Category A ★★★

Date of Construction: 1860
Architectural Style: Georgian
Original Owner: James Graham
Original Use: Hotel and tavern
Present Use: Restaurant



63 Broadway, Greystones Inn

History

The first building James Graham constructed on this site was a log building at the corner of Broadway and Third Street. By 1860 it was clear that the village of Grigg’s Mill was thriving and Graham decided it was time for a larger, more permanent building. Greystones Inn, as it is know today, became one of the first permanent structures in what was to become Orangeville.

Architectural Description

This two-storey, rectangular building is of fieldstone and ashlar construction with a gabled roof and six-over-six windows in the Georgian style. The addition at the north end of the building was done at a later time, but it is very much in keeping with the 1860 structure.

The entire exterior is in excellent restored condition. This building is a true landmark and a tribute to the built heritage of the town.

64 - 72 Broadway
Category B ⬠⬠

Date of Construction: 1858
Architectural Style: Georgian
Original Owner: Robert Galbraith
Original Use: Commercial
Present Use: Commercial



64-72 Broadway

Architectural Description

This row house block is Georgian in design. While the basic form of the roof survives, new dormers have been added at 64, 66 and 68. The brick facades of 66, 68, and 70 have been painted, and the facade of 64 has been covered with siding. The east parapet wall and brick corbelling removed. The facade of 72 retains its original unpainted red brick. Most of the chimneys originally located at the western edge of each unit at the roof peak have been removed with only the chimney at 72 remaining.

The second storey of each unit has two symmetrically placed windows that were all originally one-over-one sashes as in 72 Broadway. The replacement windows in 64, 66, 68 and 70 are larger than the original window openings and thus the original voussoirs and sills have been eliminated. Most of the main floor display windows are the result of enlargement or relocation of the original openings. The doorways are also altered in dimension and in the former window openings. The shed roof canopies over the doors of 66, 68, and 70 and the portico over 64 are not original and are unsympathetic to the simple lines of the Georgian style.

History

Robert Galbraith, an Orangeville merchant, built this block, known as the Wellington Buildings, as commercial units. Although they were later converted to residential terrace houses, the Wellington Buildings were among the first commercial structures in Orangeville.

65 Broadway, Honey’s Café
Category B ☆☆☆

Date of Construction: 1924
Architectural Style: Edwardian Classicism
Original Owner: William and Elizabeth Morrow
Original Use: Private residence
Present Use: Restaurant



65 Broadway, Honey’s Café

History

The commercial building at 65 Broadway was constructed in 1924 as a private residence by William and Elizabeth Morrow. It was converted to commercial uses circa 1978 and is currently used as a café.

Architectural Description

This two-storey house is an example of Edwardian Classical design. The building is clad in red brick with new siding in the third story gable ends. The original window openings are soldiered in buff brick.

The windows have rectangular openings and are regularly spaced with one-over-one sash arrangements. The window in the third floor gable was a Palladian style, the center window being arched-topped and flanked by two shorter windows. Evidence of the original opening remains but the windows have been replaced with newer windows that are all rectangular. The large plate glass window on the ground floor is not original.

The building has been altered with large dormers on the third level, a wooden staircase/fire exit on the east wall, replacement windows, inappropriate shutters flanking the plate glass front window, and a rebuilt porch supported by new brick piers.

67 Broadway, Centipede
Category A ★★

Date of construction: 1918
Architectural style: N/A
Original owner: George Ellison
Original use: Private residence
Present use: Commercial



67 Broadway, Centipede

History

In the 1870s John Foster had leased some of this land from Mary Ketchum for use as a granary. Early twentieth century records however show that land was vacant until J. Turnbull, a banker from Hamilton, sold the land to Mr. George Ellison in 1916 for \$300. Mr. Ellison was a bricklayer who in 1918 constructed this private residence. It passed to George and Margaret Williams in 1924.

Architectural Description

The style of this building while not fitting any specific architectural movement can best be described as a local interpretation of a cottage. The storey-and-a-half structure is clad in brick that has been painted. The large frame addition on the front of the building is a later feature and obscures the original central doorway flanked by two one-over-one windows. The double window in the gable end may be original.

The decorative bargeboard and finial are not original.

71 Broadway
Category C ☆

Date of construction: 1978

Architectural style: Modern

Original Owner: N/A

Original Use: Commercial

Present use: Commercial



71 Broadway

History

A building of recent vintage that has little in common with historical or architectural elements found elsewhere in the district. Any building alterations or future development on this site must be complementary and sympathetic to adjacent properties and must not further aggravate apparent disparities.

Architectural Description

The building is a two-storey commercial structure. It is a block building with a brick façade. Entrance to the second floor is gained from stairs at the east side of the front elevation.

74 – 78* Broadway
Category A 🌟🌟🌟

Date of construction: c.1871

Architectural style: Vernacular Cottage

Original Owner: Andrew Lennox

Original Use: Hotel

Present use: Commercial



78 Broadway

History

The commercial building at 74, 76 and 78 Broadway was constructed circa 1875 as the “Marksman’s Home” or “Lennox’s Hotel”. The existing building has since been converted to commercial uses and, recently, the unit at 78 Broadway has undergone a historically sensitive restoration. The original building face of the other two units, 74 Broadway in particular, have lost much of the character and façade treatment of the original building.

Architectural Description

This building is a vernacular interpretation of the Gothic Revival style. It is a one and a half storey building clad in brick that unfortunately has been painted over at 74 and 78 and stuccoed at 76 Broadway. It features two gable fronted ends connected by a perpendicularly gabled section. The connecting segment has a small dormer in the upper floor.

The west end of the building, 78 Broadway, has been designated under Part IV of the Ontario Heritage Act, 1974 and is excluded from the district designation.

74-78 Broadway, continued

74 and 76 Broadway have been much altered. At 76 Broadway the second storey arched window opening has been shortened and a rectangular sash inserted. On the first storey, the segmented door opening is intact and retains the transom window opening, while the original window opening beside the door has been enlarged and covered with a large three-window bay.

At 74 Broadway the original segmented door opening remains and the transom window is intact. A large display window has been added to the east of the door but the brick soldiering indicative of the original two arch-topped window openings remains. The upper storey arched window openings remain. The facade is obscured by a large wheelchair ramp.

78 Broadway building is the end unit of a building that was likely constructed as a single use commercial structure. It is a one and a half storey building with a gabled roof and clad in brick that has been painted over. The gable has been decorated with a non-original decorative vergeboard. The building is in a simplified Gothic Revival style.

The two upper floor arched window openings are intact and are headed by brick soldiering and have wood sills. They have been filled with unsympathetic modern sashes and flanked by shutters. On the first story, the segmental door opening is intact and the transom window over the door remains, the sash has been replaced with a new stained glass window. The door itself is not original and the door opening has been boxed in to fit the new door. A new decorative bracketed railing tops the doorway opening. The display window on the main floor has been enlarged from the original. Evidence of the original brick soldiering at 74 Broadway, the east end of the building indicates, that there

originally were two arched windows in the first storey, and the same is likely true of 78 Broadway.

A painted signboard and appropriate lighting fixtures have been added to the facade.

This facade has recently undergone improvements through the Façade Improvement Program.

* The building at 78 Broadway is already designated under Pan IV of the Ontario Heritage Act and as such will not be included in the designated heritage district.

75 Broadway, Foley House
Category A 🌟🌟🌟

Date of construction: 1893
Architectural style: Second Empire
Original owner: Mary Foley
Original use: Residential
Present use: Commercial



75 Broadway, Foley House

History

This building was constructed by Mary Foley, widow of John Foley, who founded Orangeville’s first newspaper, *The Sun*, in 1861 (see 113 Broadway, the Sun Office). The family had lived “over the shop” at 113 Broadway until Mrs. Foley built this house. Her son, John Foley Jr. was the editor and publisher of the paper until his death in 1933.

Architectural Description

This structure is a good example of the Italianate residence unique to Ontario after *The Canada Farmer* journal presented to its readers a similar two-storey dwelling.

The style is characterized by the traditional Georgian balance and square shape but embellished by richer ornamentation. Such ornamentation in this case includes a projecting frontispiece topped by a tower, eyebrow-like arched voussoirs, large-paned sash windows, roof cornice brackets and tall chimneys on the east and west sides. In this case an elaborate porch was also included.

The building is clad in red brick with stone details; window voussoirs and sills. The window sashes appear to be replacements. The present enclosed porch is an expanded alteration of the original. To accommodate commercial businesses, the main floor openings have been opened up within the enclosed porch. The shutters are not original and are not appropriate to this style of building.

77 Broadway
Category C ⬠

Date of construction: 1978

Architectural style: Modern

Original Owner: N/A

Original use: Commercial

Present use: Commercial



77 Broadway

History

A Category C building of recent vintage that has little in common with historical or architectural elements found elsewhere in the district. Any building alterations or future development on this site must be complementary and sympathetic to adjacent properties and must not further aggravate apparent disparities in the historical fabric of the district.

Architectural Description

The building is a modern two-storey commercial structure. It is a block building with a stucco façade. Entrance to the second floor is gained from an entrance at the west side of the front elevation.

79 Broadway, Playfair Dental Centre
Category B ☆☆

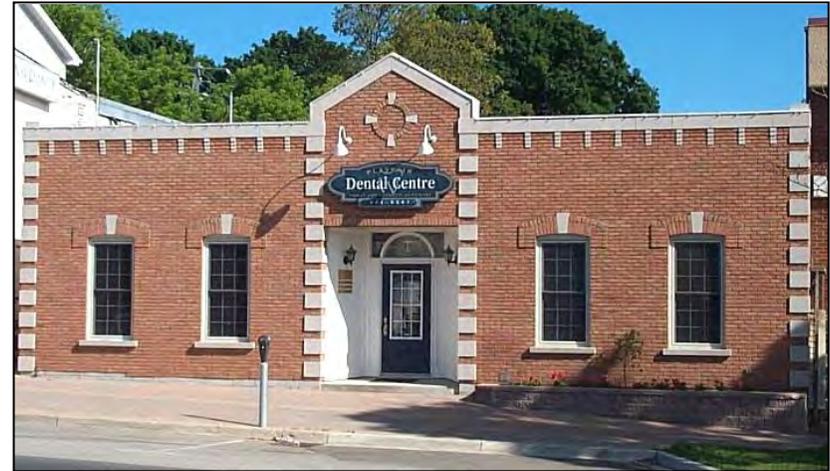
Date of construction: 1964

Architectural style: Modern

Original owner: Dr. N. Playfair

Original use: Commercial

Present use: Commercial (dental offices)



79 Broadway, Playfair Dental Centre

History

This is a building of recent vintage that has made an effort to respect the historical character of the district in its massing, materials, and style through a major façade renovation in 1998.

Architectural Description

This building is a single-storey commercial structure that incorporates some of the historical architectural elements common to the district. The gooseneck lamps, contrasting wall quoining, window sills and keystones above each window create an attractive façade that is sympathetic to the streetscape. The brick brackets along the roof pediment are reminiscent of the Italianate style that dominates the district.

80 Broadway
Category B ⬠⬠

Date of construction: 1877

Architectural style: Vernacular Cottage

Original owner: Andrew Lennox

Original use: Residential

Present use: Commercial



80 Broadway

History

This building was constructed circa 1877 by Andrew Lennox as a private residence, next door to his hotel. It was not until some time toward the turn of the century that this property was separated from the hotel. It was converted for commercial purposes in around 1980.

Architectural Description

This building is an example of the vernacular cottage style seen throughout the town. It features a storey-and-a-half shape with a gable roof. The structure is clad in board and batten which is not the original material. The upper storey windows and the first storey door are likely in their original openings, but the main floor three-pane bow window is probably an enlargement of the original. The window sashes and door are more recent replacements. The awning over the door is a modern addition.

81 - 83 Broadway
Category B ☆☆☆

Date of construction: 1884

Architectural style: Italianate

Original owner: N/A

Original use: Commercial

Present use: Commercial



81-83 Broadway

History

This building was constructed in 1885. Between 1930 and the 1950s it was a private residence, and recently has been converted back to a commercial establishment.

Architectural Description

These units are of Italianate design and are characterized by a red brick field with buff brick detailing.

The upper floor has two-course banding in buff brick from window to window on level with the bottom of the voussoirs. The voussoirs are made of simple soldiering in buff brick. The windows have stone sills at 81 and red brick sills at 83.

The roof has a simple buff brick cornice distinguished by vertically and angled brick set in buff brick coursing. There are no pilasters.

The windows in the second storey are regularly spaced in each unit with three in unit 83 and two in unit 81. The original arched window openings are unaltered but the original sashes have been replaced with undersized one-over-one sashes.

The storefront at 81 Broadway is likely not original being characterized by a large horizontally oriented plate glass window and recessed doorway. The storefront at 83 Broadway more closely resembles the original although the plate glass window with inappropriate shutters does not.

Both units have recently undergone a façade improvement.

82 Broadway
Category B ⬠⬠

Date of construction: 1873

Architectural style: Italianate

Original owner: Unknown

Original use: Chopping mill

Present use: Commercial



82 Broadway

Architectural Description

This building is of Italianate design and is clad in brick that has been painted, possibly obscuring two-tone brickwork. The voussoirs are soldiered in brick with a raised brick edge. There are no keystones. There are no upper floor pilasters. An elaborate raised corbelled cornice tops the structure with a flat band of steel at the roof.

The windows are regularly spaced on the second level. The original openings are all intact and are arch-topped but the original sashes have been replaced with new rectangular sashes of contemporary design.

The storefront has been completely altered with wood paneling over the storefront cornice, signband, storefront columns and base panels, an altered display window arrangement, permanent awning over the side entrance and new aluminum glass storefront doors. This storefront was redesigned as part of the town's Façade Improvement Program.

History

The eastern half of this building was home to a chopping mill that was operated by Joe Lewis from about 1920 to 1950. In 1994 this building became a bar and remains such to this day.

The western half of the building, now demolished, was the site of a feed and seed business and later the Orangeville Co-op store. The western half, now a single-storey addition, is an art gallery.

85 Broadway
Category C 🗺️

Date of construction: 1932

Architectural style: Modern

Original owner: Frederick A. Kingshott

Original use: Creamery and ice cream parlour

Present use: Convenience store



85 Broadway

History

Frederick Alexander Kingshott constructed the present building in 1932 as a creamery. Until 1901, this property was held by the Ketchum family who rented it throughout the 1880s and 1890s. Isaac Newton, plasterer, was here in 1875, Benjamin Well, blacksmith, in 1877, and David McKinnon, miller, in 1881. The town became the owner in 1901 and finally sold the property in 1932, probably as a means of raising money in the depths of the Great Depression.

Architectural Description

This building has been significantly altered from its original design and currently holds little in common with historical or architectural elements found elsewhere in the district. Future development or building alterations must be complementary and sympathetic to adjacent properties and must not further aggravate apparent disparities.

87 Broadway*, Town Hall
Category A ☆☆☆

Date of construction: 1875

Architectural style: Italianate

Original owner: Town of Orangeville

Original use: Town hall

Present use: Town hall



87 Broadway, Town Hall

History

On the site of what is now the Town Hall, William Newton, one of the first settlers of the Town, built a log house. His son Isaac, born in 1846, was the first non-native child born in what was to become Orangeville. This site was also the location of the first wheat crop in the area.

The Town Hall was originally built to serve several purposes. Designed by F.G. Dunbar, construction began in 1875 on the new Town Hall, municipal offices and public market building. Following the dissolution of the public market, the stalls were removed and adapted for municipal office uses.

Although no longer used as a farmer's market, there is still evidence of this function in the large stone steer heads that decorate the window lintels in the old market wing.

During the period of 1875 to 1890 the market was the only place in town to legally sell meat.

Architectural Description

The building's style while defying easy classification incorporates Georgian elements of balance and shape while being far more richly ornamented like Italianate buildings of the era.

The main part of the building is 45 ft. by 85 ft. with a projecting south wing. It is clad in red brick with buff brick quoins, pilasters, eyebrow-like voussoirs, and banding. The roof is a low-pitched hip roof with pediments above the roofline over the original doorways. The two south facing pediments each have a small round window, while the west pediment has a three-pointed "trillium" decoration. Elaborate paired chimneys flank the pediment on the western elevation. The roof is topped by a reproduction of the original cupola.

87 Broadway, continued

The two south elevations and the main west elevation have two internal pilasters which divide the face into three panels. On the south wing elevation, however, the pilasters do not extend down through the first floor. The corners of the building have massive quoining. Buff brick banding circles the building at the top of the first floor. The tops of the walls are distinctive for the highly detailed brick pattern in buff and red brick. The eaves have heavy paired roof brackets commonly seen on the Italianate Villa.

The building is noteworthy for the remarkable variety of window openings and groupings as well as the varied treatments for the voussiors and surrounds. Also of interest are the keystones over the windows on some of the elevations. The steers heads carved into the keystones of the main floor windows of the main wing were indicative of the use of that portion of the building for butchers stalls in the original public market. The window openings in upper floor of the south elevation of the main wing and the west elevation of the projecting south wing each have a different image carved on their keystones.



Decorative Stone Steer Head, 87 Broadway

The British coat of arms and the date 1875 are carved in stone over the door in the south wing of the building.

A two storey addition built on the back of the building and completed in 1994 was carried out in a complementary style and incorporates some of the decorative elements seen on the original building.

The interior of the building is noteworthy for the reproduction of the original stencilling on the Town Hall ceiling recreated from the nearly intact original with the original domed ventilators and the refurbishment of the original trim and mouldings throughout the building from the representative samples which survived despite numerous renovations.

* This building is already designated under Pan IV of the Ontario Heritage Act and as such will not be included in the designated heritage district.

89 Broadway
Category C ⚡

Date of construction: 1974

Architectural style: Modern

Original owner: Toronto Dominion Bank

Original use: Commercial (bank)

Present use: Commercial (bank)



89 Broadway

History

The current home of the Toronto Dominion Bank in Orangeville was constructed in 1974. It was renovated in 1989. The style is a block building with a white stucco finish.

Architectural Description

This is a Category C building of recent vintage that has little in common with historical or architectural elements found elsewhere in the district. Any building alterations must be complementary and sympathetic to adjacent properties and must not further aggravate the apparent disparities.

90 Broadway
Category C ⬠

Date of construction: 1890
Architectural style: Italianate
Original owner: N/A
Original use: N/A
Present use: Commercial



90 Broadway

History

This commercial building was constructed in 1890. This was the home of Meek’s Garage circa 1930, a farm equipment business and later, a household furnishings store. It is currently used as commercial and office space.

Architectural Description

This block was constructed in the Italianate style but has been significantly altered over time such that few elements of the style remain. It does retain a simplified roof cornice, a pilaster separating the two units of the block and pilasters on either end. The central pilaster has lost the lower portion which would have separated the two equal-sized original storefronts thus allowing the eastern storefront to be expanded. The original cladding has been covered by stucco textured to look like blocks with angel stone on the altered storefront base panels.

Each unit has two window openings on the second storey symmetrically placed. The storefronts have been altered, with the east storefront being completely recessed and the west storefront having aluminium-framed plate glass windows and door. The storefronts do retain a signband.

94 Broadway
Category C ✪

Date of construction: c.1900

Architectural style: Italianate

Original owner: N/A

Original use: N/A

Present use: Commercial



94 Broadway

History

This building was constructed circa 1900 and has been significantly altered from its original design.

The number of window openings on the second storey appear to be too few for the size of the building indicating that some may have been covered up. The two remaining windows have replacement sashes.

Architectural Description

Like its neighbour to the east, this two-storey building was likely built in the Italianate style. Over time the decorative elements common to the style have been covered over or eliminated. The original cladding, likely brick, has been stuccoed.

The windows of the storefront façade have been replaced with large aluminium-framed replacements. The storefront door and secondary door are modern replacements. A large curved awning obscures what may remain of the storefront signband and cornice.

96-98 Broadway
Category C ✪

Date of construction: 1880

Architectural style: Georgian

Original owner: N/A

Original use: N/A

Present use: Commercial



96-98 Broadway

History

This building was constructed in 1880.

Architectural Description

The building was constructed in a vernacular Georgian style. It may originally have been clad in brick but has been covered with siding that obscures possible details such as window cornices. Evidence of the roof cornice has been retained and covered with siding in a contrasting colour.

The second-storey windows are likely in their original openings. The original sashes have been replaced. The shutters are appropriate for this building style and are of the correct size.

The large display windows in the two storefront facades are not original. The two storefront doorways and the secondary doorway retain their transom window openings but have been filled in with air conditioning units in the case of the stores. The east storefront has a replacement door while the west storefront door and the secondary door may be the original panelled doors common to the Georgian style.

100 Broadway
Category B ⚡⚡

Date of construction: 1872

Architectural style: Georgian

Original owner: Menasseh Leeson

Original use: Hotel

Present use: Commercial



100 Broadway

History

This building was constructed in 1872.

Architectural Description

This building was built in the Georgian style. Unfortunately, this building has recently undergone facade renovations that were insensitive to the Georgian style. It has been significantly altered and retains almost no original features. The basic Georgian roof shape and the original second storey window openings and sills remain.

The original cladding, most likely brick, has been stuccoed. No evidence remains of the original roof or window cornices.

100 Broadway, continued

The upper storey windows have been replaced with new vinyl windows that have an inappropriate sash arrangement. Shutters and a window cornice have been added to attempt a return to Georgian design elements.

At the storefront level, the balance and symmetry of the typical Georgian building has been lost by offsetting the door to the east end of the facade, and installing two sets of large horizontally oriented, aluminium-framed plate glass windows. The wood pilasters that have been added to the storefront facade framing the oversized display windows and doorway are unequal in size further disturbing the symmetry and are inappropriate for the building style.

102 - 108 Broadway
Category C 🗺

Date of construction: 1880

Architectural style: Georgian

Original owner: Unknown

Original use: Hotel

Present use: Commercial

History

This building was constructed as the Dufferin House hotel, one of eleven hotels that served visitors to Orangeville during the years 1880 to 1910. This is one of two hotels that survive in a recognizable form, the other being the American House on First Street currently occupied by the Orangeville Citizen and other offices. This building was also home to Orangeville’s first laundromat, established in about 1960, at the rear.

Architectural Description

The building may have been constructed as a Georgian style building which subsequently had its roof raised to resemble a simplified Italianate shape. The upper storey is clad in red brick and exhibits none of the decorative elements common to the Italianate style of architecture.



102-108 Broadway

The three second-storey window openings appear to be original, and all have the original stone sills. Only the easternmost window retains its stone cornice. The sashes appear to have been replaced with two-over-two double-hung windows.

The storefront retains its centrally placed doorway reminiscent of the Georgian style but the large display windows are oversized replacements of the originals. They are symmetrically placed around the doorway creating some balance in the facade. The base panels are faced with angel stone and the pilasters, signband and cornice are covered with board and batten. An awning arrangement runs the width of the building.

107-111 Broadway
Category A ★★

Date of construction: 1876

Architectural style: Georgian/Italianate

Original owner: Unknown

Original use: Commercial

Present use: Commercial



107-111 Broadway

History

The commercial building at 107-111 Broadway was constructed in 1876. This double-front store was home to McMillan's Clothing Store from approximately 1890 until the 1930s. A photographer's shop operated by Joseph Kentner and Henry Watt's feed and seed operation occupied this building from that point until approximately 1950 and 1970 respectively. Kentner also operated a music store that sold musical instruments, phonographs and radios out of the same location. The building is now home to a restaurant and a law office.

Architectural Description

This block is of Italianate design and is characterized by red brick field with decorative red brick patterns between the second-storey windows and with buff brick and stone detailing. The upper floor has banding in stone from window to window, one course level with and incorporating the voussoirs and the other level with the windowsills. The wood pilasters under the angled brick patterning between the windows on the upper floor are recent additions hiding metal supports for the façade. A dramatic bracketed cornice tops the two-storey structure.

107-111 Broadway, continued

There are five regularly spaced window openings on the second storey, each with two-over-two sashes. The window sashes are not original but are good reproductions of the originals.

The storefront area incorporates two commercial units that have been recently renovated in a non-original but historically sensitive manner including most of the elements of a Victorian storefront façade, i.e. cornice, signband, storefront columns with brackets, large display windows topped by transom windows, and base panels.

113 - 115 Broadway
Category A ★★★

Date of construction: 1874

Architectural style: Italianate

Original owner: John Foley

Original use: Newspaper office and residence

Present use: Commercial

History

The commercial building at 113 - 115 Broadway was constructed in 1874 by John Foley as the home of Orangeville’s first newspaper, *The Sun*. The Foley family lived on the upper floors of this building until John’s death in 1893. John Foley operated the paper until his death in 1881 when his son, John Jr., took over as editor and publisher.

Architectural Description

This two-storey building is in the Italianate style. The upper facade is a close reproduction using new materials of the original facade which was taken down in the 1990s. It is clad in red brick with yellow brick detailing. The window openings have limestone sills and are topped by yellow brick voussoirs. The building is flanked by yellow brick pilasters which run from the ground level to the roof line. The roof has a simple raised red brick cornice.



113-115 Broadway

Most distinctive is the yellow brick lettering S U N O F F I C E topped by yellow brick arches, and underlined with a single course banding of yellow brick incorporated into the façade masonry below the cornice.

The three second-floor, arch-topped windows are symmetrically placed and have the original two-over-two sashes. The storefront facade retains its cornice, signband, columns, display windows with transom windows, original wood and glass store door with transom and base panels. The secondary door has been replaced with an aluminium-framed, plate glass door.

114 Broadway
Category B ☆☆☆

Date of construction: 1990

Architectural style: Modern

Original owner: N/A

Original use: Commercial/ Residential

Present use: Commercial/ Residential



114 Broadway

History

This category B building is of recent vintage and has made an effort to respect the historical character of the district in its massing, materials, or style.

Architectural Description

A two-storey building with the façade clad in red brick with buff brick quoining. Window sills and pediments are limestone. The street frontage consists of a covered arcade with large display windows for the street-level commercial units.

117-123 Broadway, The McKim Block
Category A ☆☆☆

Date of construction: 1885

Architectural style: Italianate

Original owner: John McKim

Original use: Commercial/Residential

Present use: Commercial/Residential

History

This commercial building was constructed by John McKim in 1885 and was home to a grocery store operated by John McKim and Harry Shaw for most of its existence. In 1950 it became Morrow's Jewellers (Mrs. Russell Morrow was the daughter of Harry Shaw). Its construction, with residential units on the upper floors, continued the massing and style of building that had been established on the north side of Broadway at that time.

Architectural Description

This block is of Italianate design and is characterized by a buff brick field and detailing.



117-123 Broadway

The upper floors have banding on both storeys from window to window on level with the bottom of voussoirs. The banding is made up of brick vertically set and angled with a raised brick edging top and bottom. The voussoirs are patterned of buff brick and shaped brown-coloured stone, likely locally quarried sandstone. Triangular brown stone medallions are positioned at the top of the second and third storeys. Pilasters divide the block into two units, 117 Broadway at the eastern end and 121-123 Broadway at the western end. The cornice is a raised buff brick pattern incorporating dentillation and arches.

117-123 Broadway, continued

The windows have stone sills with brick bracketing underneath and are distinguished by the acutely pointed arched window openings. The sashes are one-over-one.

The storefronts have recently undergone renovation through the Façade Improvement Program and include some elements of a historic storefront, such as signband, storefront columns and pilasters, and recessed doors.

125 Broadway
Category A ☆☆☆

Date of construction: 1881

Architectural style: Italianate

Original owner: Robert McNichol

Original use: Commercial / Residential

Present use: Commercial/Residential

History

This building was constructed by Robert McNichol in 1881. The lower level was home to Frampton’s Bakery from 1921 to 1947. Circa 1958 it became the local Canadian Tire store. Today the ground floor is a retail outlet for a local furniture manufacturer.

Architectural Description

Added to the McKim Block, this building is of Italianate design and is characterized by a buff brick field and buff brick detailing. The upper floors have five-course banding in buff brick on both stories from window to window on level with the bottom of the voussoirs. The arched voussoirs are pedimented and soldiered in buff brick with a raised buff brick edge.



125 Broadway

The pilasters on the upper floors are buff brick and are adorned with medallions.

An arced brick pattern graces the roof cornice and is topped with finials.

The windows are regularly spaced, three per floor. The original openings are all intact and are arch topped. All windows are one-over-one in design. The building has been extensively restored.

127 Broadway
Category B 🌟🌟

Date of construction: 1882
Architectural style: Italianate
Original owner: James S. Fead
Original use: Commercial/Residential
Present use: Commercial/Residential



127 Broadway

History

The lower level of this building was home to Merlina’s Fruit Store from 1929. Sam Merlina was also known for having built and operated the Uptown Theatre from 1927. Currently the two ground floor units are home to a men's clothing store.

Architectural Description

The building is Italianate in style and was built to match the blocks to the east (see 117-123 Broadway for a detailed description). The buff brick field and the stone detailing have been painted over. The cornice has been covered with vertical siding.

There are four windows per storey regularly spaced. The original window openings remain but the sashes have been replaced by single-pane, fixed windows. The storefront has lost much of its historical integrity through renovations.

131 Broadway
Category B ☉☉

Date of construction: 1878

Architectural style: Italianate

Original owner: Thomas Drury

Original use: Commercial/Residential

Present use: Commercial/ Residential



131 Broadway

History

Shortly after completion, Orangeville’s first chartered bank, the Bank of Commerce, occupied this building. In 1903, this bank moved to a new building on the south side of Broadway at Mill Street, and the Sterling Bank opened a new branch here. In the 1920s the Sterling Bank was taken over by the Standard Bank, which occupied this location until 1928 when the Bank of Toronto took up residence. In 1952 this building finally ceased to be home to the banking industry and was converted to an IGA store.

In the early 1908s, the Loyal Orange Lodge No 635 occupied the third floor. Some time later the upper floors were converted to residential apartments.

Architectural Description

This building is of Italianate design. The facade has been completely clad in aluminum siding from the just below the roofline down to the signband. An attempt has been made to create a cornice effect by running the siding vertically on the cornice and retaining the original buff brick at the roofline. The pilasters flanking the facade remain but are also clad in siding.

The windows in the second and third floors are regularly spaced, four per floor. The original openings are intact and are arched-topped. The sashes are rectangular with a large fixed upper pane and two smaller sliding panes underneath, and are not original.

131 Broadway, continued

The storefront has been altered with full glass doors for the secondary and storefront doors, new backlit storefront sign, and aluminum and glass display windows.

133 - 139 Broadway
Category B ⬠⬠

Date of construction: 1880

Architectural style: Second Empire

Original owner: William Still

Original use: Commercial/Residential

Present use: Commercial/Residential

History

This building was constructed by William Still, a photographer and money lender who also became mayor of Orangeville. Still's photography studio was located on the top floor of the building. From 1920 to 1975 this location was home to the Grigg Company department store.

Architectural Description

This building is constructed in the Second Empire style whose most prominent feature is a mansard roof with dormers. The middle facade is clad in red brick with buff brick banding running from window to window level with the bottom of the voussoirs which are also of buff brick with keystones. The roof is supported by paired roof brackets.



133-139 Broadway

Only two of the five original window openings on the second storey are intact, and they have stone sills. The two easterly windows and the one most westerly have been replaced with larger bow windows at some time. On the third storey there are three dormers, the central dormer is the largest with double windows and the two flanking dormers each have a single window. All of the dormers are topped by an elaborate wooden window hood.

The storefronts have been altered although the westerly portion has been renovated in a sympathetic manner with a recessed central doorway large display windows, base panels and a signband. The easterly storefront has been significantly altered with an enlarged recessed entryway and aluminium-framed display windows. The secondary door may be original.

138 Broadway
Category C ⚡

Date of construction: 1980

Architectural style: Modern

Original owner: Royal Bank

Original use: Commercial (bank)

Present use: Commercial (Bank)



138 Broadway

History

This category C building is of recent vintage and has little in common with historical or architectural elements found elsewhere in the district. Any building alterations must be complementary and sympathetic to adjacent properties and must not further aggravate the apparent disparities in the historical fabric of the district.

Architectural Description

A brick-clad building with concrete accents. The arched windows were an attempt to emulate the historical window styling of the abutting Grand Central Hotel, which was still in existence at the time of the bank’s construction.

143 Broadway
Category C 🗺

Date of construction:	1886
Architectural style:	Indeterminate
Original owner:	N/A
Original use:	Commercial
Present use:	Commercial



143 Broadway

History

The construction of this two-storey, brick building with residential units on the upper floors continued the established massing and style of the buildings along the north side of Broadway at the time.

Architectural Description

The building is of indeterminate design. A 1921 photograph indicates that this building originally had a back-sloping roofline suggesting that it may originally have been a Georgian style structure. The upper facade is clad in red brick with aluminum or vinyl siding from the present roofline down to what remains of the original back-sloping roof. The two second-storey windows are evenly spaced on the second floor and are three-panel bow windows. Each panel has one-over-one sashes and is topped by a decorative panel. The windows as presently constructed appear in the 1921 photograph.

143 Broadway, continued

The storefront has been altered with wood paneling over the pilasters, the lower panels, signband and the storefront cornice. The display window arrangement with the recessed central door may be original, and even the door itself may be the original.

144 Broadway*, Library
Category A ★★

Date of construction: 1903/1906

Architectural style: Beaux-Arts Classicism

Original owner: Bank of Commerce/
Town of Orangeville

Original use: Commercial/Educational

Present use: Public library



144 Broadway - Public Library

History

This is, in fact, two buildings that have only recently been combined into one. The bank building, the portion on the Broadway frontage, was built by the Bank of Commerce in 1903. The library building, with Mill Street frontage, was built in 1906 with the financial assistance of Andrew Carnegie. When, many years later, the town recognized the need to expand the library it was able to purchase the bank building from the Royal Bank, which was planning a new building next door to the library.

Architectural Description

The original Carnegie Library building is a vernacular interpretation of Beaux-Arts Classicism, an architectural style popular for public buildings from 1900 to 1945. This style relied heavily on elements from Roman and Greek architecture, notably columns, resulting in temple-like buildings.

The original library is L-shaped. The main entrance, which is no longer used, is flanked by a pair of concrete Ionic columns and faces Mill Street. It led to the main reading room. The doorway featured a fan-shaped transom that has been converted to a non-operable window, although the original openings remain. The original arrangement of window openings, two groups of three, were retained on either side of the pillars.

144 Broadway, continued

A pediment over the entranceway reinforces the traditional form and visual order.

The secondary entranceway, recessed off Broadway, features many of the same architectural elements on a slightly larger scale. The doorway is flanked by two concrete half pillars and led to the office and stack room.

The Carnegie Library was built around an earlier structure constructed in 1903 as the Bank of Commerce. This building is also in the Beaux-Arts style as banks of the time embraced it for the implication of stability, order and timelessness. The bank faces on Broadway with massive Doric capitals and a denticulated pediment and cornice. The rectangular window openings are headed by stone voussoir with stone keystones.

Both buildings are clad in red brick. All the original window openings remain but have been filled with non-operable replacement sashes.

* This building is already designated under Pan IV of the Ontario Heritage Act and as such will be not be included in the designated heritage district.

145 - 147 Broadway
Category B ☆☆

Date of construction: 1878
Architectural style: Italianate
Original owner: Faulkner Stewart
Original use: Commercial
Present use: Commercial

History

This building was constructed by Faulkner Stewart as a dry goods store. Stewart was a member of the first village council in 1864 and later served as warden of Dufferin County.

Architectural Description

The voussoirs are soldiered in red brick flush with the building. There are no keystones. The pilasters on the upper floor are red brick and end in a cornice bracket. The cornice is made of red brick with a multiple arch detail and is capped by a buff brick top with brackets. The second-storey facade has two medallions in iron just above the storefront cornice.



145-147 Broadway

The two second-storey windows are symmetrically spaced with the original openings intact and are arch topped. The sashes are not original and replace what were most likely paired one-over-one sashes with a transom.

The storefront has been somewhat altered with brown wood facing over the lower floor pilasters, over the storefront cornice, sign band and the lower panels. The display window arrangement, permanent awning, the storefront door and secondary door are all more recent alterations.

148 - 154 Broadway, Jackson Block
Category A ☆☆☆

Date of construction: 1875
Architectural style: Italianate
Original owner: Thomas Jackson
Original use: Commercial
Present use: Commercial



148-154 Broadway

History

This building was constructed by Thomas Jackson to replace his original building at the corner of Broadway and Mill Street after it was destroyed by fire in 1869. This massive brick commercial building with its ground-floor commercial units and upper-storey residential units has been a landmark in Orangeville for over 125 years. Here Jackson operated a saddle- and harness-making business for many years. It later became C. W. Sydie’s Canada Carriage Company, Gillespie’s Hardware, and later Dominion Hardware. Upstairs were offices of Dr. Frank, dental surgeon, a Masonic Hall, and Jehovah’s Witness meeting rooms.

Architectural Description

The Jackson Block is of Italianate design and is characterized by a red brick field and buff brick detailing. The windows have elaborate raised eyebrowlike hoods common to the most elaborate buildings of the Italianate style. The pilasters on the upper floors divide the building into three commercial/residential bays on both the Broadway and Mill Street facades. The pilasters themselves are raised red brick and end in an elaborate buff brick bracket at the roofline. The centre bays have a pedimented roofline. An arch-topped window with a higher peaked window pediment is found in the centre of the centre bay on both the Broadway and Mill street facades, and is topped by a semicircular raised name, Jackson Block. An elaborate corbelled cornice of red and buff brick tops the structure.

148-154 Broadway, continued

The second-storey windows are arch-topped but are covered by rectangular storm windows. The third-storey windows are rectangular. All the windows appear to be original.

The 148 Broadway storefront has been greatly altered from the storefront cornice down, with paneling over the signband, altered display window arrangements and new plate glass storefront doors. The 152-154 Broadway storefront has been rebuilt in a more historic style featuring a central recessed doorway, large display windows, a transom space above door and display windows covered with paneling, and base panels.

149 – 151 Broadway
Category B 🌟🌟

Date of construction: 1878

Architectural style: Italianate

Original owner: N/A

Original use: Commercial

Present use: Commercial

History

This two-storey building was home to Adamson’s Hardware Store from approximately 1890 to 1970.

Architectural Description

The building is Italianate in design characterized by red brick with buff brick detailing. The upper floor has raised banding in buff brick from running window-to-window; three-course banding level with the bottom of the voussoirs and single-course banding at the shoulder of the voussoirs. The voussoirs are soldiered in buff brick, raised above the field, and peaked. There are no keystones. There are no pilasters. An elaborate cornice of buff and red brick tops the structure.



149-151 Broadway

The windows are regularly spaced. The original openings are all intact and are arch-topped with stone window sills. The windows are rectangular replacements and have two-over-two sashes.

The storefront has been altered with white aluminum siding over the original, the storefront columns, and angel stone over the base panels. The large aluminum-framed display windows, permanent awning, storefront door and secondary door are all modern alterations.

153 Broadway*, Sproules Drug Store
Category A 🌟🌟🌟

Date of construction: 1876

Architectural style: Italianate

Original owner: Thomas Stevenson

Original use: Drugstore

Present use: Drugstore



153 Broadway - Sproules Drug Store

History

Thomas Stevenson, who had operated a drugstore in town since 1858, acquired this property in 1876 and constructed this three-storey building. Major changes to the ground level façade were made in 1890 when the Bank of Hamilton became the new owner of the building. Some time later, this building once again became a drugstore and since 1976 has been Sproules Drug Store. In 1996 the 1890 façade was restored with the support of the Façade Improvement Program.

Architectural Description

The building is Italianate in design and is clad in red brick. Rock-faced white limestone details enhance the facade. The original cornice has been removed except for a denticulated brick pattern running across the roofline. A continuous limestone sill runs across the face of the building below the windows on each of the upper floors. Underneath the sill, the denticulated brickwork similar to that found at the cornice is seen. A single course of buff brick banding runs from window to window on each floor.

153 Broadway, continued

On the two upper storeys the original window openings remain, symmetrically placed three per floor. The low arched window openings are headed by red brick and limestone voussoir and are outlined and linked by a raised limestone band. The second floor sashes have been replaced with rectangular sashes in the arched opening but are otherwise sympathetic two over two replacements. The third-storey window sashes are also replacements but are unsympathetic with their horizontally oriented pane arrangement.

The storefront has been extensively restored and features triple arched masonry openings for a central door and flanking display windows. The semi-circular openings are soldiered in brick and accented by a raised limestone band. Non-original stained glass transom windows fill the arched openings. The lower part of the storefront facade has an appropriate arrangement of display windows, recessed central doorway, base panels and a historically sensitive retractable canvas awning.

* This building is already designated under Pan IV of the Ontario Heritage Act and as such will not be included in the designated heritage district.

155, 159, 163-165 Broadway
Category B ☼☼

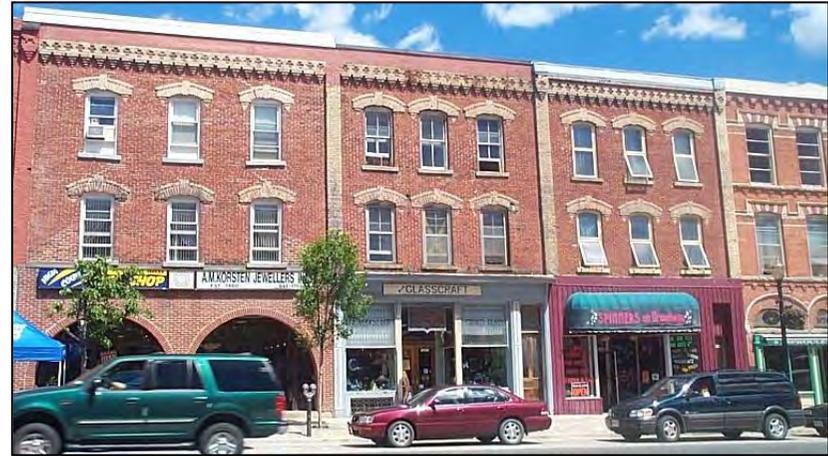
Date of construction: 1873
Architectural style: Italianate
Original owner: N/A
Original use: Commercial
Present use: Commercial

History

These buildings continue the established massing and style of buildings on the north side of Broadway at that time. It was intended as a commercial building on the ground floor with office units on the upper floors.

Architectural Description

This block is of Italianate design. The building is clad in red brick with buff brick detailing. The voussoirs are soldiered in buff brick with a raised buff brick edge and have keystones. Pilasters of buff brick divide the block into three units and also bookend the block. An elaborate cornice of red and buff brick tops the structure and is in good condition over 155 but has been partially removed over 159 and 163-165 Broadway.



155, 159, 163-165 Broadway

The windows are regularly spaced within each unit and have three per floor. The original openings are intact and are arch-topped with stone sills. The windows in 159 Broadway have been replaced with two-over-two rectangular sashes. 155 Broadway has one-over-one replacement sashes with arched tops while 163-165 Broadway has one-over-one replacement sashes with squared tops in the arched opening.

The storefront of 155 Broadway has been altered from its original condition with board and batten over the full storefront facade including the transom windows, and aluminium-framed plate glass doors for both the store and the secondary door. The display window arrangement and recessed storefront doorway may be original or close to it.

The storefront at 159 is in nearly original condition, with an intact storefront cornice, sign band, display and transom windows, pilasters with brackets, storefront columns, and base panels. The lower base panel is glass covered with wrought ironwork gate.

155, 159, 163-165 Broadway, continued

The storefront double doors and the secondary door look to be the original wooden doors.

The storefront of 163-165 Broadway has been significantly altered by the construction of a double-arched arcade and a fully recessed modern storefront display and entryway, and secondary door.

158 Broadway
Category C ⚡

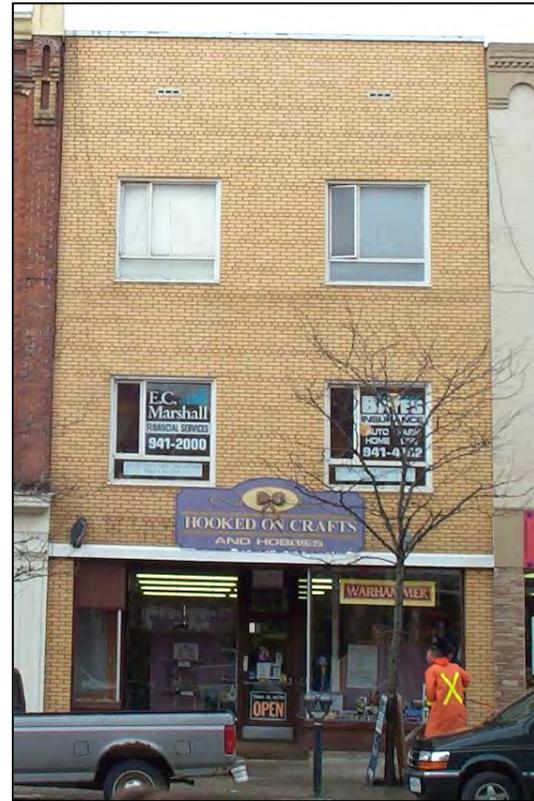
Date of construction: 1956

Architectural style: Modern

Original owner: N/A

Original use: Commercial

Present use: Commercial



158 Broadway

History

This category C building is an infill structure of recent vintage that has little in common with historical or architectural elements found elsewhere in the district. Further development or building alterations must be complementary and sympathetic to adjacent properties and must not further aggravate the apparent disparities in the historical fabric of the district.

Architectural Description

This is a three-storey building clad in yellow brick with concrete accents. The first floor is retail space, the second floor is office space, and the third floor is presently residential apartments.

162 Broadway, Chappel Building
Category C ☆

Date of construction: 1873
Architectural style: Italianate
Original owner: N/A
Original use: Hotel
Present use: Commercial/Residential



162 Broadway

History

This commercial building was constructed in 1890. In 1869, the original building on this site, along with all of the south side of Broadway, burned. This building was originally constructed as the Queen’s Hotel, continuing the established massing and style of the buildings on the south side of Broadway at the time.

Architectural Description

This Italianate building is clad in brick that has been painted over. If buff brick detailing had been incorporated, it has been obscured by the single-colour paintwork. The raised cornice is still present. No pilasters are in evidence although this block probably had three units.

On the second and third storeys none of the original windows remain although some evidence of the original openings can be seen. The replacement windows are of several shapes and sizes and none are historically sympathetic.

The storefronts have been significantly altered. The central storefront has been replaced with a solid wall of cut stone, while the westerly storefront has been deeply recessed creating a covered arcade. The easterly storefront is likely narrower than the original and has been constructed with aluminium-framed display windows, a plate glass door and cut stone on the base panels.

166 - 172 Broadway
Category B 🗝️🗝️

Date of construction: 1871

Architectural style: Italianate

Original owner: Johnston Lindsey and William Parsons

Original use: Commercial

Present use: Commercial



166 - 172 Broadway

History

This building is a replacement for an earlier building destroyed by fire in 1869, along with much of the south side of Broadway. Lindsay was a grain merchant and an important member of the community. Offices on the second and third storeys were rented to various enterprises over the years. Here Dr. Thomas G. Phillips set up his office in 1880.

Architectural Description

This block is of Italianate design and is characterized by a red brick field and buff brick detailing. The upper floors have buff banding on both stories from window to window level with the bottom of the voussoirs. The voussoirs are soldiered in buff brick with a raised buff brick edge.

There are no keystones. The pilasters on the upper floors divide the building into three segments. The pilasters themselves are quoined in buff brick and end at a flat rooftop. The original cornice over each unit has been removed.

The windows are regularly spaced. The original openings are intact and are arch-topped. The windows sashes are two over two in design. The window sashes are not all original but have been replaced with sashes of appropriate design.

One of the three storefronts, 166 Broadway has been completely removed leaving a tunnel for access to the back area. The storefronts at 168 and 172 have been altered from the storefront cornice down, with paneling over the pilasters, the signband and base panels, the addition of newer signs, altered display windows, modern storefront doors and secondary doors.

167 – 169 Broadway
Category B ☼☼

Date of construction: 1878
Architectural style: Italianate
Original owner: George Campbell
Original use: Commercial/Residential
Present use: Commercial/Residential

History

This building was constructed circa 1878 by Dr George Campbell who also built 181-183 Broadway.

Architectural Description

This building is of Italianate design and is characterized by a red brick field which has been painted over. The pilaster on the west side of the building echoes the pilaster on the east which belongs to the commercial block to the east. The cornice is similar in detail to the cornice of the block to the east but on a smaller scale. The windows are topped by simple brick soldiering that also has been painted as have the stone sills. There are no keystones.



167-169 Broadway

There are two windows on each of the second and third storeys and the original arch-topped openings are intact. The original sashes have been replaced with rectangular one-over-one replacements.

The storefront has been significantly altered with grey brick replacing the pilasters, storefront columns and base panels. The window and door arrangement is not original and is characterized by large aluminium-framed display windows, a plate glass store door on the west side of the façade, and a modern secondary door.

171 – 175 Broadway
Category B ☼☼

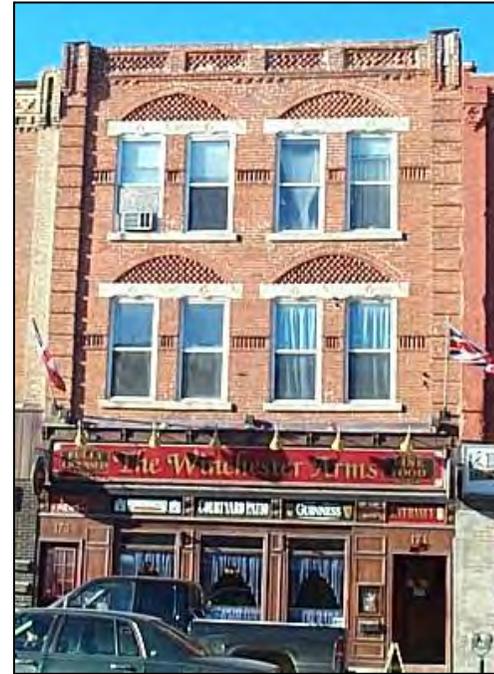
Date of construction: 1875

Architectural style: Italianate

Original owner: William Bailey

Original use: Commercial/Residential

Present use: Commercial/Residential



History

This commercial building was constructed in 1890. William Bailey purchased the property in 1889 from the estate of Jesse Ketchum and had the current building constructed shortly thereafter. In 1893, a druggist by the name of Adam Turner purchased the building and operated a pharmacy. The ground floor has been used as a general merchant/retail space since, while the upper two floors have been used as apartment units.

Architectural Description

This building is Italianate in design and is clad in red brick. It features massive stone sills and voussoir. The voussoir have a stylized floral carving in the centre and at the ends. Most interesting is the large arched brick pattern over the paired window openings. The pattern in the arch is created by bricks laid end on and rotated 45°. The building has an arched cornice pattern executed in the same end on brick as the window arch detail. A band in patterned brick runs between the windows on both the upper floors and is five courses deep. It features a panel pattern created by laying bricks vertically and rotated 45°. Quoined brick pilasters frame the facade.

171-175 Broadway, continued

The paired rectangular window openings in the upper floors are intact, two per floor. The sashes appear to be original and are covered by aluminium storm windows.

The storefront has undergone renovations through the Façade Improvement Program and is characterized by some historically sensitive elements such as a signband with cornice, pilasters, and base panels. The door has been set into the east side of the storefront. The proportions of the storefront are not historically accurate, the display windows being wider than they are tall thus the base panels are thus taller than is usual. The plywood panelling covering the storefront facade is stained rather than painted.

174 - 176 Broadway
Category B ⬠⬠

Date of construction: 1862
Architectural style: Georgian
Original owner: James May
Original use: Commercial/Residential
Present use: Commercial



174 - 176 Broadway

History

This building was constructed by James May for use as both his business establishment and residence. Here he operated his harness- and saddle-making business from 1862 until his death in 1908. He was an active participant in municipal affairs, serving on both the town council and the school board. He was also a member of Orange Lodge No. 427 and a justice of the peace.

Architectural Description

This building is constructed in the Georgian style. The façade has been covered in faux log siding, and the original materials are unknown. The window openings are likely original but the siding covers any evidence of original window cornices or sills.

The main floor has been divided into two storefronts of unequal width. The wider storefront at 174 has a narrow recessed doorway flanked by two large single-pane display windows. The storefront at 176 has large aluminium-framed plate glass display windows angled in to a recessed door. The storefront arrangement detracts from the Georgian form of the building.

177, 181-183 Broadway
Category B 🌟🌟

Date of construction: c.1876, 1878

Architectural style: Italianate

Original owner: T.C. McMurray and George Campbell

Original use: Commercial/Residential

Present use: Commercial/Residential

History

177 Broadway was constructed circa 1876 by T.C. McMurray as a jewellery store. Shortly thereafter, upon McMurray’s death, his widow married Thomas McAdam and they opened the Maple Leaf Grocery Store in this location. The upper floors were home to the Mechanic’s Library, the precursor to the Public Library. By 1921, the Banner newspaper was printing in the easterly half of the lower portion of this building with their offices and the Banner Book and Stationery store in the westerly half.

181-183 Broadway was constructed circa 1878 by George Campbell. Dr. Campbell set up his medical practice in the upper floors of this building from 1906 to 1972. The lower level was home to Menary’s Pool Room from approximately 1919 to 1945 and Chainway’s Department Store from approximately 1945 to 1970.



177, 181-183 Broadway

Architectural Description

This block is of Italianate design and is characterized by red brickwork with buff brick detailing. The upper floor windows have voussoirs soldiered in an alternating pattern of red and buff brick flush with the field. The windows have stone sills and no keystones. The pilasters on the upper floors divide the block into two bays, are buff brick and end with an elaborate round-topped bracket at the roof. An elaborate cornice of red and buff brick tops the structure.

At 177 Broadway the original arch-topped window openings remain with three windows per floor on the second and third storeys. The original sashes have been replaced with rectangular one-over-one sashes.

177, 181-183 Broadway, continued

The storefront at 177 Broadway has also been altered with vertical siding covering the cornice and signband, and new brickwork replacing the pilasters and base panels. Aluminium-framed display windows and a modern plate glass door replace the originals.

The three, third-floor window openings remain at 181-183 Broadway and the original one-over-one sashes remain. The second floor window openings have been completely altered to two, three-panel bow windows with gabled roofs.

The storefront at 181-183 Broadway has been altered with stone facing over the base panels, large tiles cover the storefront pilasters and signband, aluminum-framed windows and plate glass doors replace the originals. The secondary doorway at 181 Broadway no longer opens directly on to the sidewalk.

180-184 Broadway
Category B 🌀🌀

Date of construction: 1890
Architectural style: Italianate
Original owner: N/A
Original use: Commercial
Present use: Commercial

History

This two-storey commercial building was constructed in 1890. Hulse’s Undertaking Parlour occupied this building from circa 1900 to 1925 and Bredin’s Bakery was located here from circa 1930 to 1980. Gord Bredin was a former mayor of Orangeville.

Architectural Description

This two-storey building was built as an Italianate block but has been reworked with a more Georgian roof shape. It is covered in red brick. Some evidence that this may have been an Italianate building include brick pilasters, original arch-topped window openings and a small portion of a brick cornice at the roof line.



180-184 Broadway

The second storey windows are replacements and are shorter than the original openings the top portion of which has been bricked up.

The main floor storefronts have been altered. The signband has been interrupted over the east storefront doorway, replacement display windows installed, and the pilasters, columns, and base panels covered with wood panelling. The westerly storefront has had the recessed doorway removed and placed facing into the recess of the easterly storefront.

185 Broadway
Category B 🌟🌟

Date of construction: c.1876

Architectural style: Italianate

Original owner: George Campbell

Original use: Commercial/Residential

Present use: Commercial/Residential

History

This three-storey building was constructed circa 1876 by Dr. George Campbell. For almost 100 years the westerly half of the ground floor was occupied with jewellery stores and the easterly half with a drug store. The building is now occupied by a consignment clothing store with residential apartments above.

Architectural Description

This Italianate building is characterized by a red brick field and buff brick detailing on the elaborate cornice. The window openings are soldiered in red brick with stone keystones and sills. It appears that this building was built as a single unit infill between two existing blocks as the pilasters on either side of the facade are different belonging to the blocks to the east and west.



185 Broadway

The upper storey windows are symmetrically placed three per floor, and all the openings are arch-topped. The second-storey windows appear to have their original arch-topped sashes while the three, third-storey windows have been replaced with rectangular sashes.

The storefront is a modern renovation using modern materials such as aluminium-framed windows, plate glass entry door, and angel stone over the base panels. However the arrangement of the storefront is historically sympathetic reflecting proportions and elements commonly seen on Italianate commercial buildings including a central recessed doorway, signband with cornice, large display windows, transom windows, base panels and pilasters.

189 – 193 Broadway, Ketchum Block
Category A 🌟🌟🌟

Date of construction: 1881

Architectural style: Italianate

Original owner: Mary Ketchum

Original use: Commercial/Residential

Present use: Commercial/Residential



189-193 Broadway

History

This commercial building was constructed in 1881. After Jesse Ketchum’s death, his widow Mary administered his estate. One of Mary’s projects was the construction of this building that became known as the Ketchum Block. The building was originally constructed as a four-part building intended to conform to the character of the neighbouring buildings, most notably the former commercial block on the west side of First Street where the CIBC Bank building is now. The westerly portion of the building, which is now 199 Broadway, was removed in the 1950s by the Bank of Toronto, the owners at the time.

Architectural Description

This block is of Italianate design and is characterized by a red brick field and buff brick detailing. The upper floors have five-course banding in buff brick between the second and third floors as well as banding on both stories from window to window on level with the bottom of the voussoirs. The voussoirs are soldiered in buff brick with a raised buff brick edge. There are no keystones. The pilasters on the upper floors divide the building into five segments, three commercial/residential units and two stairwell fronts. The pilasters themselves are quoined in buff brick and end in a round-topped brick bracket at the roof line. An elaborate corbelled cornice of red and buff brick tops the structure. The cornice originally included large brick pediments above the roof line over each unit but these have been removed.

189-193 Broadway, continued

The windows are regularly spaced in each unit with two per floor, and one window per floor in the stairwell fronts. The original openings are all intact and are arch-topped. The original windows were one over one in design and many have been replaced.

One of the storefronts, at 193 Broadway is in nearly original condition. The storefront at 189 has been somewhat altered while the storefront at 195 Broadway has been significantly altered with stone facing over the base panels, an altered display window arrangement, a permanent awning roof and black panelling obscuring the entablature and cornice. The stairwell doorway at the west end no longer opens directly on the sidewalk but has been hidden behind a more recent display window.

There is a good photographic record of this commercial block for reference if future restoration work is contemplated. It should also be noted that the building at 199 Broadway is not original but replaces another bay of the Ketchum Block which was demolished a number of years ago.

199 Broadway
Category C 🌟

Date of construction: c.1950

Architectural style: Modern

Original owner: Bank of Toronto

Original use: Commercial

Present use: Commercial



199 Broadway

History

The one-storey commercial building at 199 Broadway was built circa 1950. The site was formerly the western-most quarter of the Ketchum Block and was the new site of the Bank of Toronto at the time.

Architectural Description

The building is constructed of brick with aluminum cladding with large picture widows along the Broadway frontage. This building is not in keeping with the historical nature of the Ketchum Block or the historical context of the area and holds little in common with historical or architectural elements found elsewhere in the district. Future development or building alterations must be complementary and sympathetic to adjacent properties and must not further aggravate apparent disparities.

190 - 210 Broadway
Category B ☆☆☆

Date of construction: 2000
Architectural style: Modern
Original owner: N/A
Original use: Commercial
Present use: Commercial



190 - 210 Broadway

History

This is a category B building of recent vintage that has made an effort to respect the historical character of the district in its massing, materials, or style.

Architectural Description

The all-brick façades are clad in tumbled, antique-style amber brick and the window sills and pediments are limestone. The street frontages contain large display windows with transom lights and arcades.

**2 First Street
Category C**

Date of construction: 1983
Architectural style: Modern
Original owner: CIBC
Original use: Commercial (bank)
Present use: Commercial (bank)



2 First Street

History

This is a category C building of recent vintage that has little in common with the historical or architectural elements found elsewhere in the district. Any building alterations must be complementary and sympathetic to adjacent properties and must not further aggravate the apparent disparities in the historical fabric of the district.

Architectural Description

The building encompasses some of the historical elements of the architecture common to the district. The arched windows are reminiscent to the Gothic Revival style of architecture. Concrete sills under the windows and a patterned brick roof cornice were also incorporated into the building. This site is a very prominent location and a reasonable attempt was made to echo historical elements of the district while providing a functional bank building.

14 First Street, The American Hotel
Category B ❖❖

Date of construction:	1882
Architectural style:	Italianate
Original owner:	George Harshaw
Original use:	Commercial (hotel)
Present use:	Commercial (offices)



14 First Street

History

George Harshaw built the American Hotel in 1882 to replace the hotel on this property that burned the previous year. The use continued as a hotel until 1931 when Walker’s Garage located on the ground floor with apartments occupying the upper-floors. In the early 1980s the ground floor was converted into a restaurant. Presently, the entire building is occupied by offices.

Architectural Description

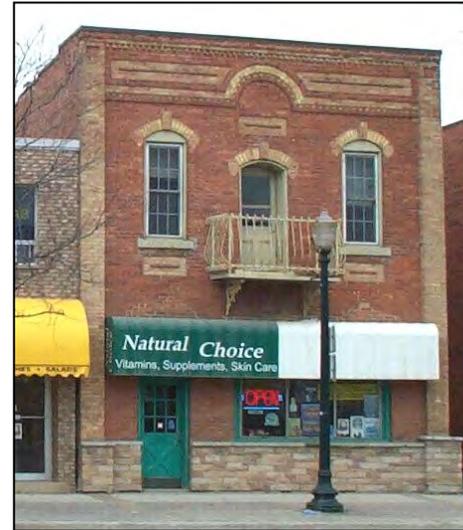
This building is Italianate in style and is clad in red brick. It has been painted for many years. The walls are topped by a simple raised brick cornice that combines an arched pattern above a denticulated detail. The arches are partially obscured by aluminium flashing.

The original arched window openings remain in the upper two storeys. They are symmetrically placed, 5 per floor on the front facade. The front windows have single pane fixed thermal replacement sashes. The side wall windows have one over one replacement sashes. They are all topped by brick soldiering and have stone sills.

The storefront has undergone extensive renovation through the years as the building has served many purposes throughout its history. The building was used as a gas station and garage earlier in the 20th century and the whole store area was removed to create a covered arcade. The store and storefront seen now was rebuilt after the gas station moved out. It has a central doorway flanked by pairs of large arched display windows. The door is a modern aluminium-framed plate glass door with sidelight.

**205 Broadway, Fead Block
Category B ☼☼**

Date of construction: c.1875
Architectural style: Italianate
Original owner: James S. Fead
Original use: Commercial/Residential
Present use: Commercial



205 Broadway

History

This building was built circa 1875 by James Smith Fead. Fead was a private banker and land developer, the founder of Orangeville Building and Loan and served as mayor. Between 1910 and 1925, this building was the location of the Orangeville Business College and, between 1926 and 1940, was the location of the Orangeville Presbyterian Church and manse.

Architectural Description

This two-storey Italianate structure has a red brick field with buff brick detailing. It is topped by an oversized decorative cornice of red and buff brick that features a central semi-circular arch detail. Pilasters of buff brick frame the facade. On the second storey there are two windows flanking a central doorway that opens out on to a small balcony with a decorative wrought iron railing and supported by wrought iron brackets.

Balancing the window and door arrangement are small, decorative rectangular panels of buff brick. The second storey windows and doorway are arch-topped and soldiered in buff brick with cut stone keystones and skewbacks. The window sashes have been replaced with rectangular double hung sashes with faux six-over-six muntin bars. The door may be original.

The ground floor facade has been significantly altered. Evidence remains that the window and door arrangement on this floor was the same as on the second storey. However, the original openings have been bricked over with the entry door moved to the west window location and large horizontal plate glass display windows covering the original door and east window space. The lower portion of the facade has been covered with angel stone possibly to cover salt and water damage to the original masonry. A modern awning covers the top of the new door and windows and runs the width of the facade between the pilasters.

207 Broadway
Category C ⬠

Date of construction: 1972

Architectural style: Modern

Original owner: N/A

Original use: Commercial

Present use: Commercial



207 Broadway

History

This is a category C building of recent vintage that has little in common with the historical or architectural elements found elsewhere in the district. Any building alternations must be complementary and sympathetic to adjacent properties and must not further aggravate the apparent disparities in the historical fabric of the district.

Architectural Description

The block building is clad in brick with aluminium-framed windows. The second floor is currently occupied by offices.

211 Broadway
Category C ⬠

Date of construction: 1958
Architectural style: Modern
Original owner: Bank of Nova Scotia
Original use: Commercial (bank)
Present use: Commercial (offices)



211 Broadway

History

This is a category C building of recent vintage that has little in common with the historical or architectural elements found elsewhere in the district. Any building alternations must be complementary and sympathetic to adjacent properties and must not further aggravate the apparent disparities in the historical fabric of the district.

Originally constructed as a Bank of Nova Scotia, this building is now occupied by a law office.

Architectural Description

A block building clad in brick with aluminium-framed windows. A recent renovation attempted to incorporate some façade elements that are sympathetic to the historical context in which it exists. This improvement was partially funded through the Façade Improvement Program.

**214 Broadway, Orangeville Monument Works
Category B ☆☆**

Date of construction: 1894

Architectural style: Commercial Vernacular

Original owner: Orangeville Monument Works

Original use: Commercial

Present use: Commercial

History

This building was constructed in 1894 as Orangeville Monument Works and is currently the longest running business on Broadway, having been in business for over 100 years.

Architectural Description

This one-and-a-half-storey building has been significantly changed from its original design. Early photographs indicate that the front gable was covered by a large square parapet and windows in a “frontier” style. These were subsequently removed and new brick work now fills the front gable. The upper storey windows and openings date to the time of the removal of the parapet. The remainder of the building is clad in the original red brick.



214 Broadway

Evidence of the original arch-topped window openings can be seen on the east elevation of the building.

The storefront has been clad in wood panelling with replacement display windows and a recessed doorway.

Several historic photographs of this building are to be found at the Dufferin County Museum & Archives and provide excellent material for restoring this façade to an earlier form.

216 Broadway
Category C ✪

Date of construction: 1963

Architectural style: Modern

Original owner: Canada Post Corporation

Original use: Post Office

Present use: Post Office



216 Broadway

History

This category C building is an infill structure of recent vintage that has little in common with historical or architectural elements found elsewhere in the district. Further development or building alterations must be complementary and sympathetic to adjacent properties and must not further aggravate the apparent disparities in the historical fabric of the district.

Architectural Description

This block, brick building replaced the nineteenth-century post office building that was demolished in 1962. This had been an impressive, three-storey building of Italianate architecture with Gothic Revival elements. Its demolition was the beginning of the movement to preserve the historical built heritage of Orangeville.

218 Broadway
Category C ⬠

Date of construction: 1974

Architectural style: Modern

Original owner: N/A

Original use: Commercial

Present use: Commercial



218 Broadway

History

This category C building is an infill structure of recent vintage that has little in common with historical or architectural elements found elsewhere in the district. Further development or building alterations must be complementary and sympathetic to adjacent properties and must not further aggravate the apparent disparities in the historical fabric of the district.

Architectural Description

This modern block building is constructed of concrete blocks and panels with large, aluminum-framed display windows.

219 Broadway, Uptown Theatre
Category B ☆☆☆

Date of construction: 1927

Architectural style: 1920s Commercial Vernacular

Original owner: Sam Merlina

Original use: Movie Theatre

Present use: Movie Theatre

History

The Uptown Theatre was constructed in 1927. The two-storey building currently presents a block façade to Broadway with two bay windows on the upper floor. It would appear that the front façade of the building has undergone a number of changes over the years resulting in the current brick façade.

Architectural Description

This two-storey building was constructed during the Art Deco movement and has some simple details reminiscent of the time. The upper floor is clad in multi-coloured brick with low chimneys flanking the façade. There are no pilasters. A basket weave brick band runs across the façade above the second-storey windows. A typical mid-20th century movie marquee is mounted between the windows on the second storey projecting out from the façade.



219 Broadway

The second storey windows are three panel bow windows with one-over-one sashes.

The storefront façade is also typical of a mid-20th century movie theatre although it is not original to the building. It features a recessed three-door central entranceway with aluminium-framed plate glass doors. Flanking the entranceway are large display windows for movie posters. The entire storefront is clad in black glass panels. A secondary doorway is located in the east side of the façade and the entire storefront is topped by a storefront cornice.

221 - 229 Broadway
Category C ⬠

Date of construction: 1948

Architectural style: Modern

Original owner: R.D. Bryan

Original use: Commercial

Present use: Commercial



221-229 Broadway

History

This is a category C building of recent vintage that has little in common with the historical or architectural elements found elsewhere in the district. Any building alternations must be complementary and sympathetic to adjacent properties and must not further aggravate the apparent disparities in the historical fabric of the district.

This was Leader's Clover Farms store, which opened its doors in 1959. Prior to this enterprise, it had been R. D. Bryan and Sons garage. The 1959 addition brought the building flush with the front of the property.

Architectural Description

A building clad in red brick with aluminum-framed windows and limestone accents. A number of large, square windows in the corner business dominate the westerly end of the building's main elevation.

224 Broadway, Old Fire Hall
Category A ☆☆☆

Date of construction: 1891

Architectural style: Italianate

Original owner: Town

Original use: Fire Hall

Present use: Commercial



224 Broadway

History

The Orangeville Fire Hall and Waterworks was constructed by the Town in 1891. This building replaced the former fire hall on these lands that was destroyed by fire with most of the equipment inside at the time. This building was erected over a large, underground water cistern that was used to store water for fire fighting purposes. A branch of the Mill Creek used to flow under the property and part of the creek was diverted to keep the cistern full.

Architectural Description

The Fire Hall building is constructed in the Italianate style more reminiscent of an Italianate house than a commercial building, with a bell tower dominating the façade. The building has a red brick field with buff brick detailing. The corners of the main building and the tower are quoined in buff brick. Two-course buff brick banding runs around the building from window to window level with the bottom of the voussoirs. The voussoirs over the arch-topped window openings are also of soldiered buff brick. Banding also circles the tower and incorporates a two-course band with an integrated arch detail.

224 Broadway, continued

Heavy,paired roof cornice brackets are found under the eaves of the main portion of the building with single brackets under the eaves of the tower.

The second storey arch-topped window openings with stone sills are intact on the Broadway and John Street façades but the original sashes have been replaced with fixed single pane windows. The east-facing façade has been covered by a modern building right up against the previously free-standing Fire Hall.

The tower has body of red and buff brick topped by pediments on four sides above which rises a steeply pitched shingle roof and is topped by a belfry, the openings of which have been closed in by louvred panels. The belfry is also roofed and completed by a cone-shaped finial.

The main floor façades on both Broadway and John Street have been significantly altered. The large double door opening on Broadway that provided access for the fire truck has been removed and replaced with aluminium-framed display windows and recessed modern plate glass door. On the John Street façade, the double door opening with the original stone sill remains although it has been bricked in.

235 Broadway
Category C ✪

Date of construction: 1970

Architectural style: Modern

Original owner: N/A

Original use: Commercial (office)

Present use: Commercial (office)



235 Broadway

History

This is a category C building of recent vintage that has little in common with the historical or architectural elements found elsewhere in the district. Any building alternations must be complementary and sympathetic to adjacent properties and must not further aggravate the apparent disparities in the historical fabric of the district.

Architectural Description

A block building clad in brown brick with a mansard roof. A glass atrium dominates the front façade, as entryway into one of the office units.

237 Broadway
Category N/A

Date of construction: 1890
Architectural style: Italianate
Original owner: Andrew Dods
Original use: Residential
Present use: Residential



235 Broadway

History

This Italianate residential dwelling holds little in common with the historical commercial buildings of the study area. Given its residential nature, this building will not be considered as part of a Heritage Conservation District.

239 Broadway
Category N/A

Date of construction: c.1890
Architectural style: Queen Anne
Original owner: J.W. Acken
Original use: Residential
Present use: Residential



239 Broadway

History

This Queen Anne residential dwelling holds little in common with the historical commercial buildings of the study area. Given its residential nature, this building will not be considered as part of a Heritage Conservation District.

35 Armstrong Street, Old Train Station
Category A ☆☆☆

Date of construction: 1907

Architectural style: Railway (stick and shingle)

Original owner: CPR

Original use: Railway station

Present use: Restaurant



35 Armstrong Street, Old Train Station

History

In 1871 the Toronto, Grey and Bruce Railway between Toronto and Orangeville was completed. In 1883 Canadian Pacific Railway (CPR) purchased this railway, along with the Credit Valley Railway (also connecting Orangeville to Brampton), and began a regular passenger service on the main line. Regular passenger service on this line continued until 1971.

The Orangeville train station was built in 1907 on the east side of the rail yard at Townline, east of John Street, as a replacement to the previous station that burned down a year earlier. The building resided in this location for over 80 years until it was sold by CPR to a private interest and moved to its current location at 35 Armstrong Street to be converted into a restaurant.

Architectural Description

This clapboard-clad building is of a style typical for late 19th century rural train stations. It is not on its original site.

What was the passenger waiting area, and is oriented to the south end of the building as it is now situated, is a round room topped by a conical roof. The rest of the building has a deep overhanging porch roof on its east side, originally the track-side, to shelter passengers.

The original window openings remain. The original upper transom windows retain the original sashes that have six small panes. The larger lower openings have large plate glass panes that do not fill the opening. The lower portion of the opening is filled with a wood panel.

35 Armstrong Street, continued

The doorways on the track-side remain in their original condition with what appears to be the original doors and windows while those on the opposite side have been covered up.

This building is one of three stations CPR built in this style. The others are in Parry Sound, Ontario and Ste. Agathe, Québec. The design is known as “stick and shingle”.



Old Train Station, c.1910

Chapter 8.

Bibliography

The Corporation of the County of Dufferin Ontario/Canada. *Into the High Country: the story of Dufferin – the last 12,000 years to 1974*. Dufferin, Ontario: Leitch, 1975.

Whiffen, Marcus and Frederick Koeper. *American Architecture, Volume 2: 1860 – 1976*. Cambridge, Massachusetts, USA: Massachusetts Institute of Technology Press, 1984.

Roth, Leland M. *Understanding Architecture, Its Elements, History and Meaning*. New York, New York, USA: Harper Collins, 1993.

Trachtenberg, Marvin and Isabelle Hyman. *Architecture, from Prehistory to Post-Modernism*. Englewood Cliffs, New Jersey, USA: Prentice Hall Inc., 1986.

Town of Markham. Heritage Section, Development Services. *Unionville Heritage Conservation District: the District Study*. Markham, Ontario, 1997.

Canada. Parks Canada. Ontario Ministry of the Environment. *The Evaluation of Historic Buildings*. Ottawa, Ontario: 1980.

Orangeville's Millennium Magazine. The Banner, 2000

Ontario. Ministry of Culture, Tourism and Recreation. *Architectural Conservation Notes: Note #8: the Conservation and Maintenance of Storefronts*.

Ontario. Ministry of Citizenship, Culture and Recreation. *Ontario Heritage Conservation District Guidelines*. Toronto: 1985.

Ontario. Ministry of Citizenship, Culture and Recreation. *A Heritage Conservation Primer: Conserving Architecture and History with the Ontario Heritage Act*. Toronto: 1994.

Ontario. Ministry of Citizenship, Culture and Recreation. *Ontario Heritage Act (Office Consolidation)*. Queen's Printer for Ontario, Toronto: 1997.

Long Associates Consulting Limited, Stephan Bolliger Associates Ltd., G.A. Whatmough, Architect. *P.R.I.D.E. in Orangeville: Downtown Orangeville Community Improvement Plan*. Orangeville: April 1990.

Orangeville CAUSE Steering Committee and Ontario Association of Architects. *Orangeville Community Assist for an Urban Study Effort (CAUSE) Study*. Orangeville: 1993.

Shipley, Robert. "Does Heritage Designation Affect Property Values?" *The Canadian Appraiser*. Volume 36, Book 1, Spring 1992.

Shipley, Robert, PhD, and Shannon Berstein. "Report on Research Concerning Trends in Property Values of Designated Heritage Properties in Several Ontario Communities." University of Waterloo. December 1998.

Brown, Steven J. and Orangeville's Local Architectural Conservation Advisory Committee. "If the Walls Could Talk: a collection of stories about Orangeville homes to mark the Town's 125th anniversary year." 1988.

The Orangeville Banner. "An Historical Review of the Town of Orangeville." 1963.

Wienczek, Henry and Donna M. Lucey. *National Geographic Guide to America's Great Houses*. National Geographic Society, 1999.

